



47 Potton Close, Coventry, CV3 3EA

£250,000

NO CHAIN Welcome to the market this lovely family home. Nestled in a peaceful cul-de-sac in the Willenhall area, a peaceful location yet highly convenient, surrounded by a wealth of local amenities, retail parks, schools, and excellent road links that provide easy access in and around the city.

Step inside, the property offers spacious living space with a seamless flow. Into the entrance hallway, good size lounge which is flooded with natural light from the bay window and featuring electric fire. Through to the kitchen diner, perfect space for family dining, having plenty of storage cupboards, integrated oven, gas hob and space for all electrical appliances, door out to the side of the property and double doors opening out into the rear garden. Upstairs, three well-proportioned bedrooms, each offering a welcoming and cozy atmosphere. The modern bathroom is larger than average, fitted with a bath and a convenient shower. The property also benefits from gas central heating, double glazing, and cost effective solar panels.

Outside the property has gardens to the front and rear with the convenience of the driveway providing off street parking and a garage.

This well presented home is the perfect blend of convenience, comfort in a peaceful cul-de-sac location, with the added bonus of NO ONWARD CHAIN...so you can move in faster. Call to book your viewing appointment today.

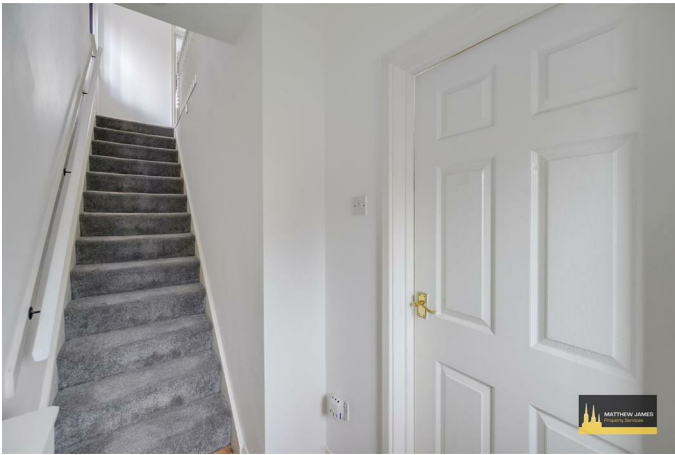
Approach



First Floor Landing



Entrance Hallway



Bedroom One

15'0 x 10'0 (4.57m x 3.05m)



Driveway & Garage

Lounge

15'1 x 12'10 (4.60m x 3.91m)



Bedroom Two

10'9 x 7'9 (3.28m x 2.36m)



Kitchen / Dining Room

16'1 x 10'6 (4.90m x 3.20m)



Bedroom Three

9'8 x 6'10 (2.95m x 2.08m)



Bathroom

7'11 x 7'6 (2.41m x 2.29m)



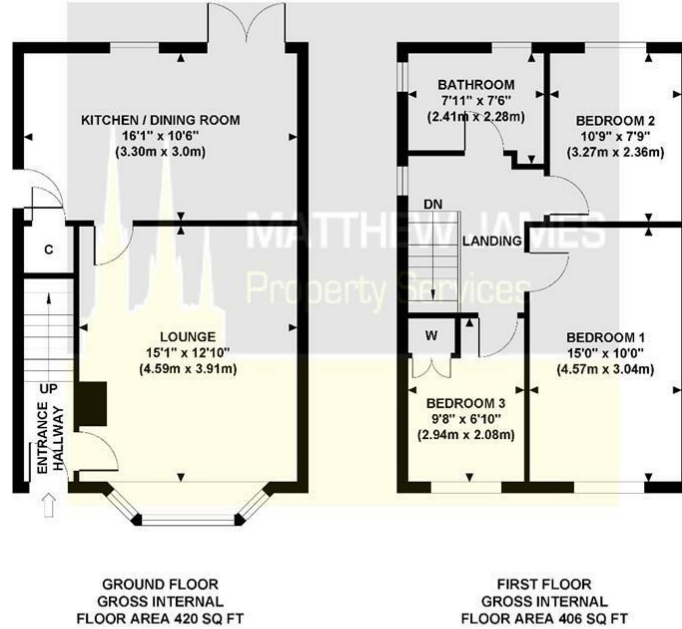
Rear Garden



Floor Plan

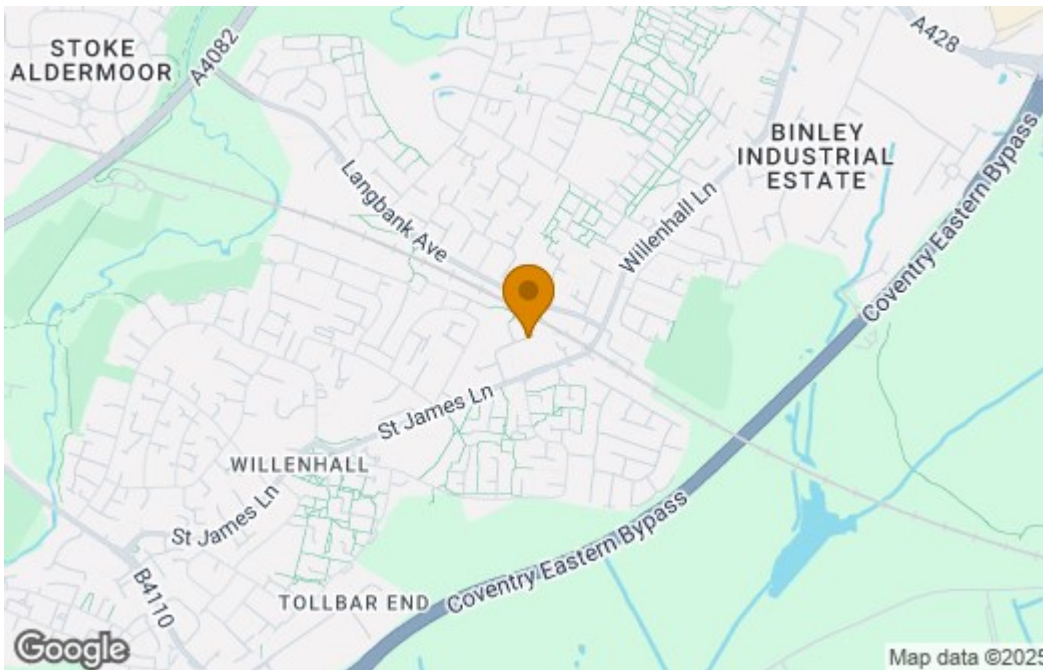
47 POTTON CLOSE

Approximate Gross Internal Area 826 sq ft / 76.73 sq m

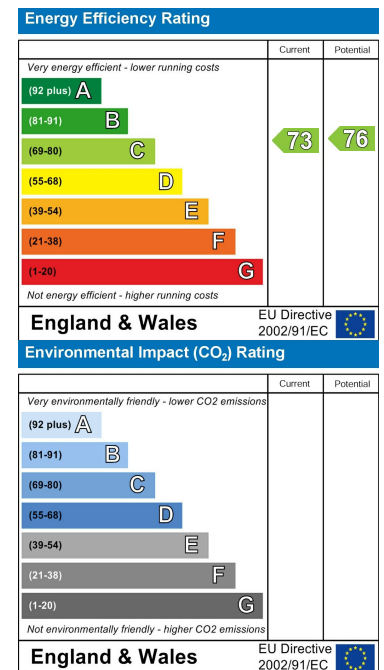


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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