



14 Noddington Avenue,  
Whittington W14 9NG

Downes & Daughters  
ESTATE AGENCY

## 14 Noddington Avenue, Whittington WS14 9NQ £300,000

A superb opportunity to acquire a three bedroom semi detached family home, in need of modernisation, backing on to Coventry Canal. Offered for sale with no onward chain and falling within the King Edward's catchment area, only moments away from canal walks, Noddington play park and a wide range of amenities in the centre of the village. A glance at neighbouring properties shows the future potential of the property, subject to relevant planning consents, with the current accommodation comprising: Entrance hallway with storage cupboard, through living and dining room, kitchen with pantry and a conservatory with access to the rear garden on the ground floor and three bedrooms, all with built in wardrobes and a bathroom and separate lavatory on the first floor. Externally the property benefits from private driveway parking, lawned front garden, single garage and lawned rear garden with a delightful canal frontage.

Viewing is essential to appreciate the enormous potential on offer and its charming location.

### GROUND FLOOR

Entrance Hallway With Storage Cupboard • Through Living & Dining Room • Kitchen With Pantry • Conservatory

### FIRST FLOOR

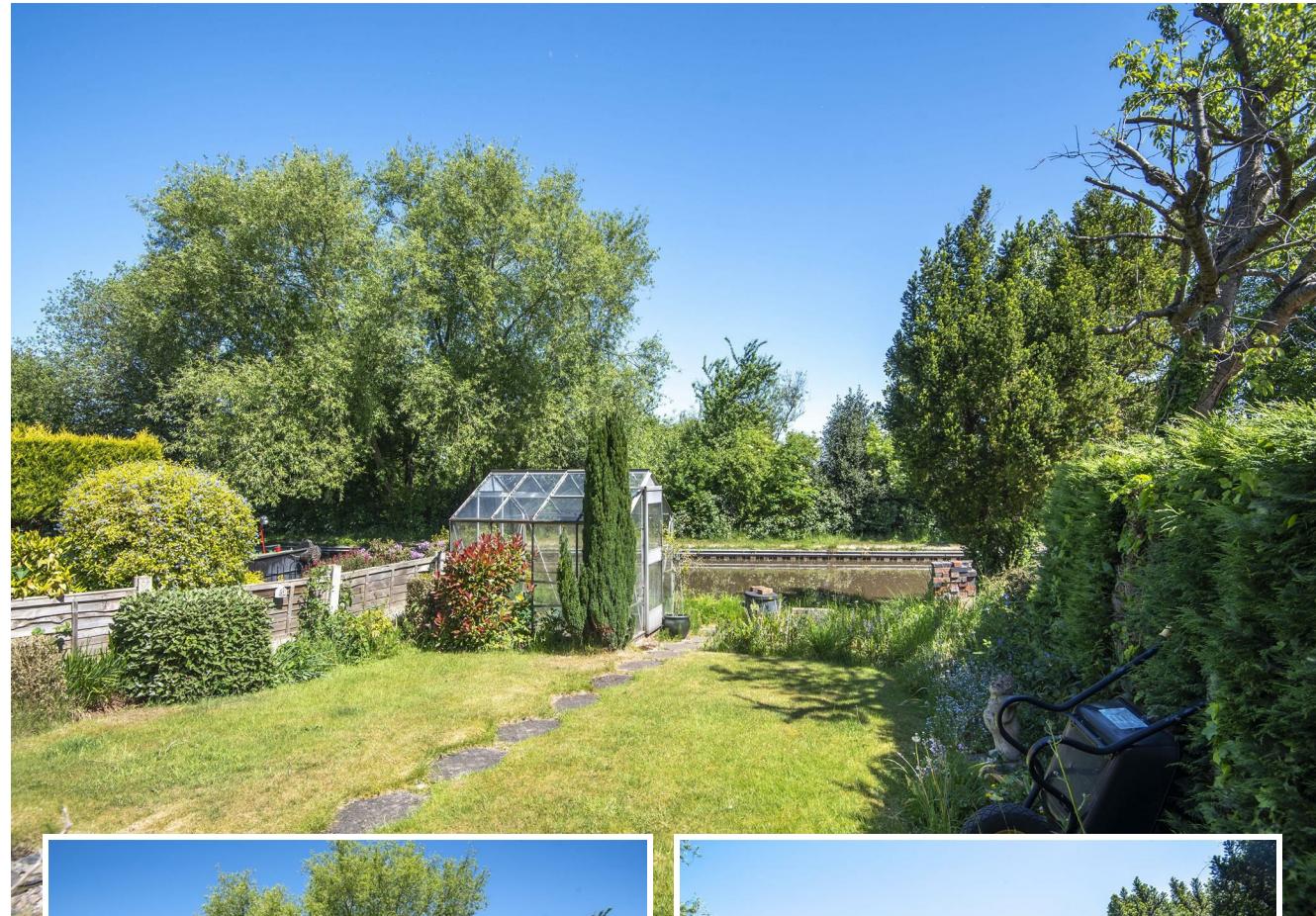
Landing With Loft Access • Bedroom One (built in wardrobe) • Bedroom Two (built in wardrobe) • Bedroom Three (built in wardrobe) • Bathroom With Airing Cupboard • Separate Lavatory

### OUTSIDE

Private Driveway • Lawned Front Garden • Single Garage • Lawned Rear Garden With Canal Frontage, Greenhouse & Gated Side Access

### FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • King Edward's Catchment Area • Upvc Double Glazing • All Mains Services • New Consumer Unit In 2024 • Back Boiler





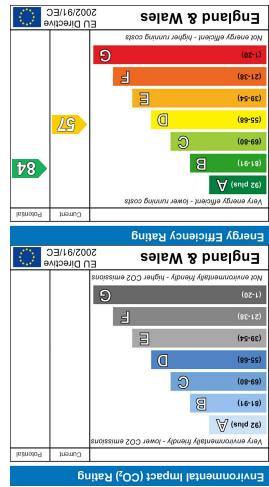


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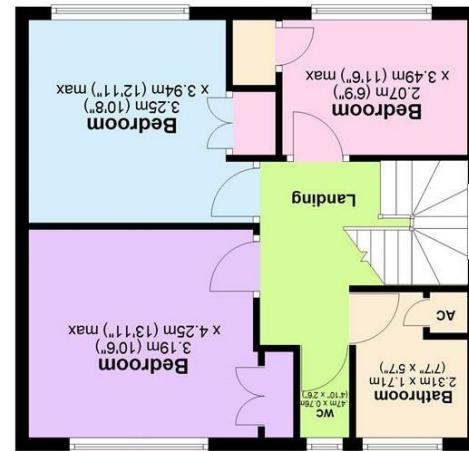


Total area: approx. 108.5 sq. metres (1168.3 sq. feet)



Approx. 42.7 sq. metres (459.7 sq. feet)

FIRST FLOOR



Approx. 65.8 sq. metres (706.5 sq. feet)

Ground Floor

