



**23 Earls Wood Drive, Keresley End  
CV7 8RQ  
Offers Invited £310,000**

Pointons are proud to offer this three bedroom Semi detached new build townhouse in Keresley. The property is situated in a quiet cul-de-sac close to schools, amenities and motorway network links and comes with £8000 interior add-ons.

In brief the property comprises of; an entrance hallway, spacious lounge modern fitted kitchen with patio doors to garden and ground floor utility & WC,

On the first floor, you will find the first two bedrooms with the family bathroom fitted with a three-piece suite, on the second floor you will find the master bedroom within an ensuite shower room.

Externally, the property offers a double driveway with access to a garage to the front and a patio and lawn garden to the rear.  
EPC - B / Council Tax - C





#### Entrance Hall

13'8" x 2'9" (4.16m x 0.84m)

Entrance door leading into the property, alarm panel, Storage cupboard, stairs to first floor, door to:

#### Living Room

13'8" x 8'0" (4.16m x 2.43m)

Window & radiator to front with fitted horizontal blinds, single pendant light, door to:

#### Kitchen/Diner

15'0" x 13'6" (4.57m x 4.11m)

Modern fitted kitchen with matching base and eyelevel units, one and a half bowl composite sink, integrated gas hob with extractor fan above, integrated eyelevel oven, Window to rear, radiator to side, Storage cupboard, French doors to garden.

#### Utility & WC

5'7" x 7'0" (1.70m x 2.13m)

Fitted worktop with base level unit, plumbing for washing machine, Hand wash basin, close coupled WC

#### Bedroom 2

9'5" x 13'6" (2.88m x 4.11m)

Window & radiator to rear, Storage cupboard, door to:

#### Bedroom 3

11'9" x 6'11" (3.57m x 2.11m)

Window to front, door to:

#### Family Bathroom

7'1" x 6'11" (2.17m x 2.11m)

Fitted with a three-piece suite comprising of a deep panelled bath with mixer taps, shower tap with hose, hand wash basin and close coupled WC. Radiator to side.

#### Landing

14'3" x 3'0" (4.34m x 0.92m)

#### Master Bedroom

20'8" x 13'6" (6.31m x 4.11m)

Box window to front, wardrobe, folding door, door to:

#### En-suite Shower Room

7'2" x 4'8" (2.18m x 1.41m)

Fitted with a three-piece suite, including shower cubicle with fully tiled surround, hand wash basin, close coupled WC. Window & radiator to rear.

#### Garage

8'7" x 16'11" (2.64m x 5.18m)

Up and over door, main power supply,

#### Good to Know

Freehold

Floor area: 1227.10 sqft

Energy efficiency rating: B

Council tax band: C

Year built: 2023

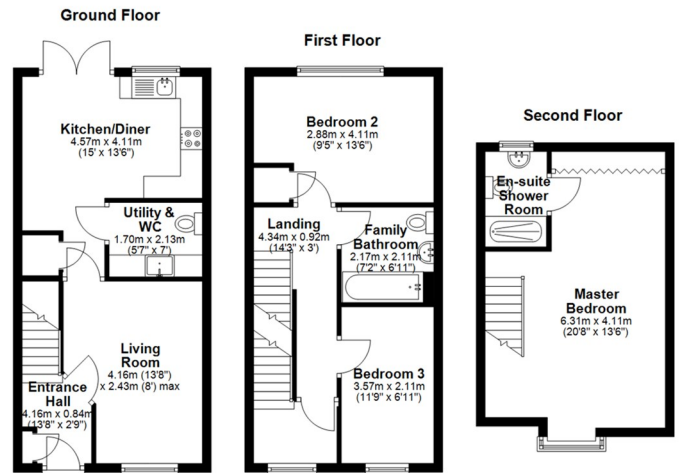
Vendor Position, Found Onwards

Loft: Insulated

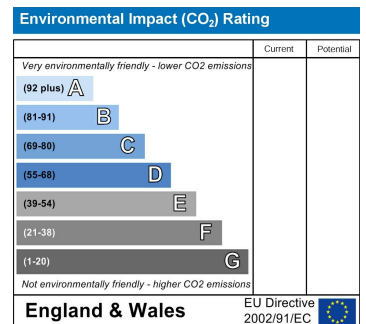
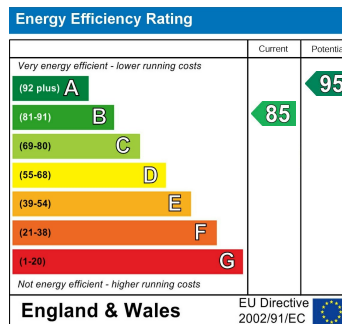
Heating: Gas central heated

#### Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.



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