



**162 Bennetts Road South, Keresley  
Coventry CV6 2FU  
Asking Price £260,000**

This semi-detached bungalow presents an excellent opportunity for those seeking a home with potential. Boasting two well-proportioned bedrooms, this property is ideal for families, couples, or individuals looking for a comfortable living space. The layout is practical, providing a sense of space and light throughout. The bungalow features a bathroom that, while functional, is in need of some modernisation, allowing you to personalise it to your taste.

One of the standout features of this property is the larger than average double garage, which not only provides ample storage but also parking for several vehicles. With space for up to four cars, this is a rare find in the area, making it perfect for those with multiple vehicles or for those who enjoy hosting family and friends.

While the bungalow requires some updating, it offers a blank canvas for you to create your dream home. The potential for modernisation allows you to infuse your style and preferences into the property, making it truly your own. Situated in a convenient location, this bungalow is close to local amenities and transport links, ensuring that you have everything you need within easy reach. Whether you are looking to invest or to find a new home, this property on Bennetts Road South is a fantastic opportunity not to be missed.





### Entrance

Via double glazed entrance door leading into:

### Porch

Door to:

### Hallway

Dado rail, door to Storage cupboard, doors to:

### Bedroom

12'6" x 10'11" (3.82m x 3.33m)

Double glazed bow window to front, built-in wardrobes, radiator, coving to textured ceiling.

### Bedroom

14'6" x 12'0" (4.42m x 3.66m)

Obscure double glazed windows to side and front, radiator, coving to textured ceiling.

### Lounge/Dining Room

27'0" x 11'2" (8.23m x 3.41m)

Double glazed window to side, coal effect gas fire set in Adam style surround and marble effect hearth, two double radiators, wall lights, coving to textured ceiling, double glazed sliding patio door to garden,

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiling to all walls, obscure double glazed window to side, radiator, ceramic tiled flooring.

### Kitchen/Dining Room

12'4" x 12'1" (3.76m x 3.68m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, double glazed window to rear, door to Storage cupboard, window to rear, wall mounted boiler serving heating system and domestic hot water, door to Storage cupboard housing boiler serving central heating and domestic hot water, and pantry

### Lean-to

Plumbing for washing machine, door to outside

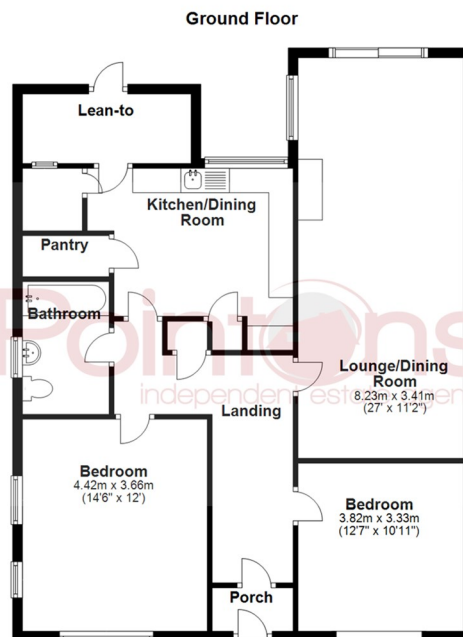
### Outside

To the rear in an enclosed garden, patio area, larger than average double garage with double glazed windows and personal door to garden. To the side is a driveway with gate and to the front is a lawn with borders and further driveway providing parking.

### General Information

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. Council tax band C payable to Coventry Council



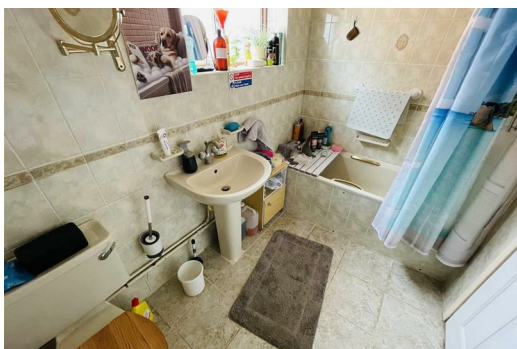
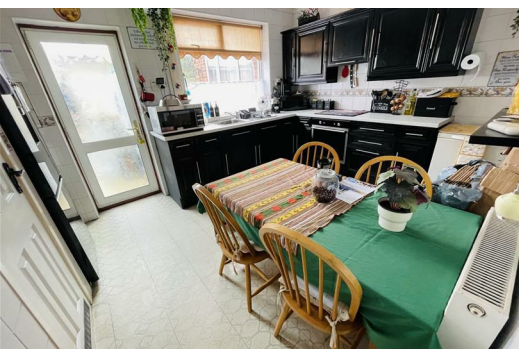
All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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