Pointons
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Cockcroft Avenue, Coventry
CV2 3QP
Offers Invited £325,000
Freehold - Coventry city Band: C - EPC: B

Located in a popular residential area of CV2 3QP, this well-presented end of terrace townhouse offers spacious and versatile accommodation set across multiple floors, making it ideal for families or professionals.

The ground floor features a modern fitted kitchen/diner with a range of wall and base units, ample worktop space, and room for dining, creating a practical hub for everyday living. To the rear, there is a bright and comfortable lounge with French doors opening onto the garden, allowing for plenty of natural light and a seamless indoor-outdoor flow.

The property offers four well-proportioned bedrooms, all presented in good decorative order, along with a modern family bathroom and additional WC facilities. The top floor provides a particularly spacious room, this master bedroom benefits of built in wardrobes and a en-suite shower room

Externally, the property benefits from a private rear garden, mainly laid to lawn with a patio area, perfect for outdoor seating. As an end-terrace, the home enjoys additional privacy and a slightly larger plot compared to neighbouring properties.

Conveniently located close to local amenities, schools, and transport links, this property offers both comfort and practicality in a well-established Coventry location.







Entrance Hall
6'3" x 6'11" (1.91m x 2.12m)
Main entrance into property, stairs to 1st floor, doors to lounge, w/c and door too;

Kitchen
13'7" x 9'2" (4.14m x 2.79m)
Fitted with matching base and eyelevel units with worktop over, stainless steel sink with drainer and mixer tap, integrated electric hob and cooker with glass splashback and extractor fan above, space and plumbing for washing machine, integrated fridge freezer, integrated dishwasher, space for dining table, window to front, radiator to rear

Living Room
11'11" x 16'5" (3.62m x 5.01m)
Door to under stair storage, patio doors leading to garden, window and radiator to rear.

WC
5'11" x 3'1" (1.81m x 0.95m)
Fitted with a two piece suite comprising of a close coupled WC, pedestal hand wash basin with mixer tap and tile splashback, wall mounted mirror and shelving unit, window to front radiator to side

Landing
9'9" x 6'10" (2.98m x 2.08m)
Stairs leading to 2nd floor, doors to bedrooms and bathroom, door to storage unit, window to side

Bedroom 2
12'9" x 9'3" (3.89m x 2.83m)
Window and radiator to front.

Bedroom 3
11'8" x 9'3" (3.56m x 2.83m)
window and radiator rear, made to measure wardrobes.

Bedroom 4
8'5" x 6'10" (2.57m x 2.08m)
Window and radiator to rear

Family Bathroom
5'11" x 6'10" (1.80m x 2.08m)
Fully tiled bathroom fitted with three-piece suite comprising of a deep panel bath with shower screen and shower above bath pedestal hand wash basin with mixer tap and close coupled WC, shelving mirror fitted to wall, towel heater to side, window to front, extractor fan.

Master Bedroom
18'1" x 12'9" (5.52m x 3.88m)
Box window to front, radiator to front and side, integrated wardrobes with sliding doors, door to:

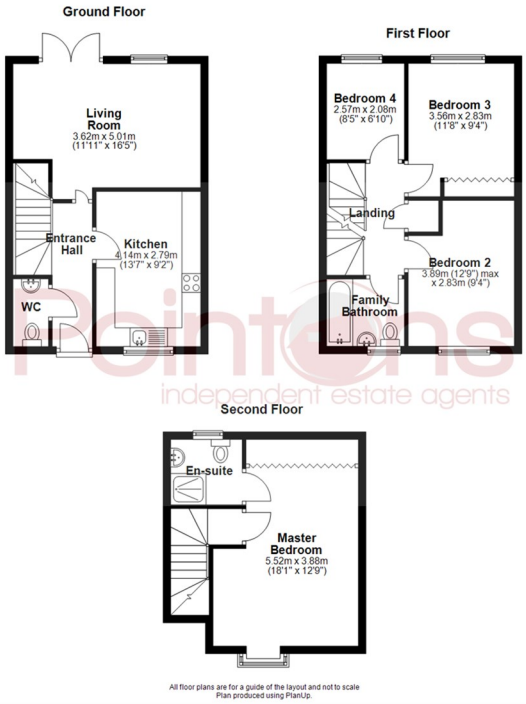
En-suite
5'9" x 6'3" (1.75m x 1.91m)
Fitted with a three-piece suite comprising of a fully tiled shower cubicle with glass doors, pedestal hand wash basin with mixer tap and tile splashback, post coupled WC, towel heater to front window to rear

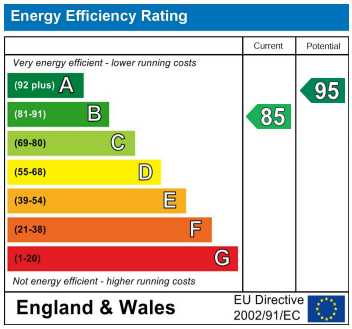
External
To the front: driveway for two vehicles, patio leading to front door and side access, small area for shrubs
To the rear: fully enclosed garden with patio area and later lawn, shed to rear.

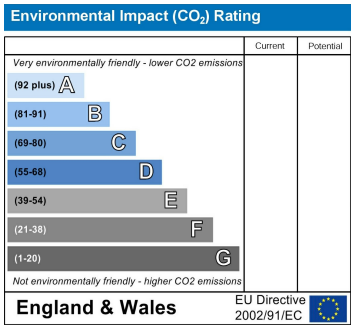
Good To Know
Tenure: Freehold
Floor area: 1119.46 sqft

Energy efficiency rating: B
Council tax band: D
Year built: 2019 - 3 Yrs remaining on NHBC
Vendor Position, NO CHAIN
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.













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