



Melville Close, Coventry, CV7 9DG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

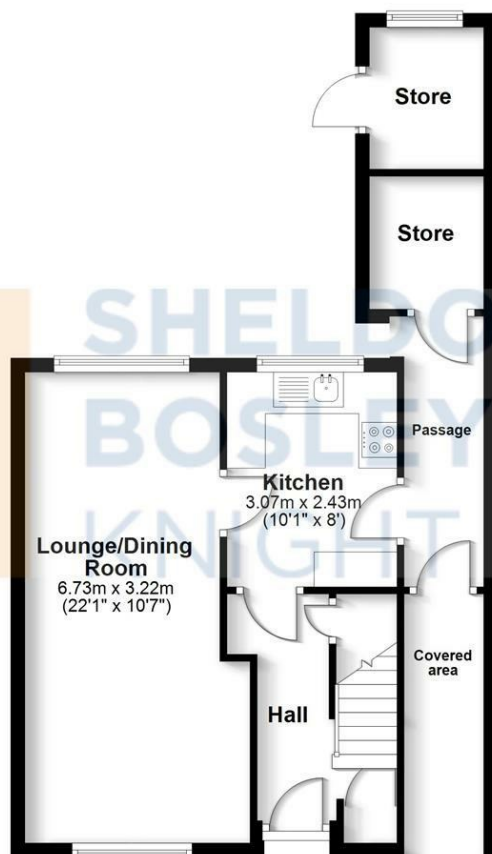
Property Description

NO UPWARD CHAIN - This three bedroom mid terrace home located on Melville Close, Exhall, situated on a pleasant cul de sac, close to local shops, schools and close to the motorway network. Benefitting from gas central heating and double glazing throughout. In brief the home comprises of an entrance hall, lounge/diner and kitchen. To the first floor there are three bedrooms and a family bathroom. Gardens front and rear offered with no chain. COUNCIL TAX BAND A - EPC C

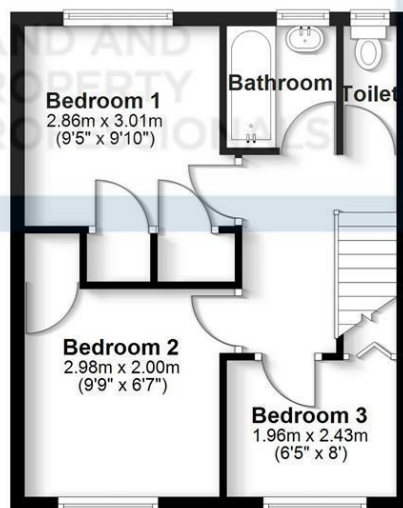




Ground Floor
Approx. 54.2 sq. metres (583.7 sq. feet)



First Floor
Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 89.6 sq. metres (964.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Key Features

- NO UPWARD CHAIN
- THREE BEDROOM MID TERRACE
- CUL DE SAC LOCATION
- LOUNGE/DINER - KITCHEN
- FAMILY BATHROOM
- GARDENS FRONT & REAR
- WELL PRESENTED HOME
- FREEHOLD - COUNCIL TAX BAND A - EPC C

**Offers Over
£180,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority -
NBBC

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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