



**Daffern Avenue, Coventry, CV7 8GR**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

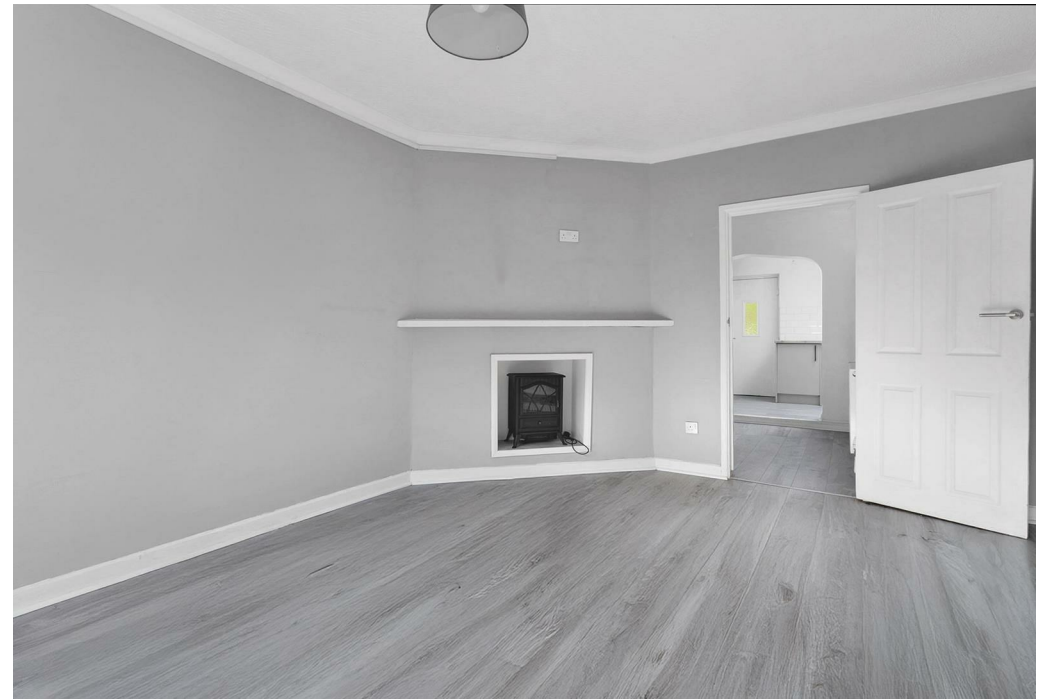
# Property Description

\*\*\* DASH TO DAFFERN \*\*\* Here is a exciting opportunity to own this traditional style middle terraced residence in the popular semi rural village of New Arley, situated in a small cul de sac just off Frederick Road close to open countryside.

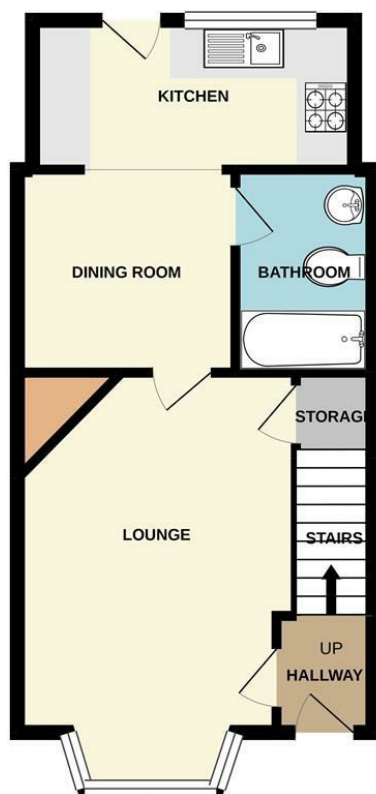
The property would make an excellent first time or rental purchase with numerous improvements and upgrades to provide a lovely family home with gas fired central heating, upvc double glazing, upvc fascias, soffits, guttering, double width driveway to the rear and is also sold with no onward chain.

Briefly comprising: entrance hall, front lounge with bay window, separate dining room, extended and well appointed kitchen, ground floor bathroom. Landing, three bedrooms. Lawned foregarden and rear garden providing motor vehicle parking. EPC RATING D.

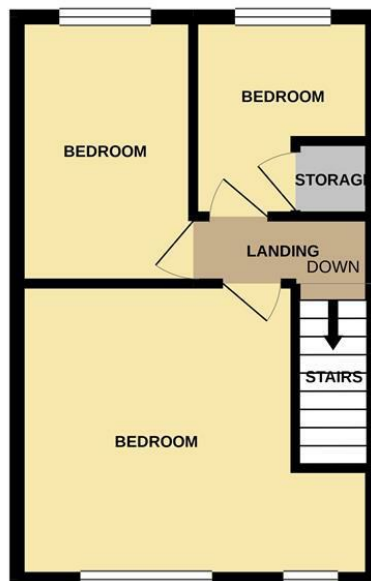




GROUND FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



1ST FLOOR  
28.5 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA : 64.9 sq.m. (699 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

## Key Features

- Traditional style mid terraced
- Semi rural New Arley location
- Cul de sac position
- Improved and well presented
- Excellent purchase for first time or investors
- Lounge, diner & extended kitchen
- Three bedrooms & parking to rear
- EPC RATING D

**£162,500**

EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority -  
North Warwickshire