



22 Eacott Close,
Coventry, CV6 2NL

£269,950

For Sale



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- Very well presented Semi
- Popular location not far from countryside
- Gas central heating and double glazing
- Hallway, front lounge
- Full width super kitchen with dining area
- 3 good sized bedrooms
- Bathroom with shower

Location: Location: Along Radford/Keresley Rd. Right into The Scotchill and left into Halford Ln, left into Foreland Way, right into Paxmead Close and left into Eacott Close

**Paul
Chillingsworth
Homes**

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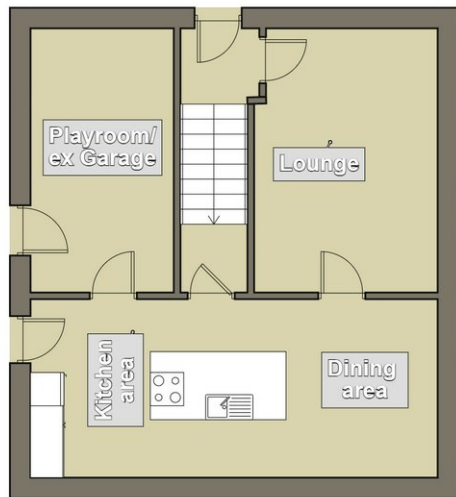
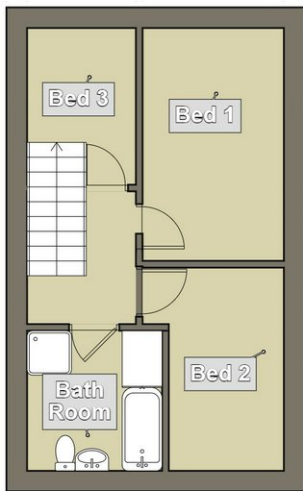
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Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



Located near to Halford Lane/Penny Park Lane, this attractive extended home is not far from open countryside, yet having all amenities such as schools, shops and buses not far away. From the hallway, there are stairs to the first floor and door to the Lounge with bow window and door to the full width open plan fully fitted kitchen diner with island feature and utility off which could convert to a cloaks/WC. There is a door to the original garage which is currently laid out for use as a playroom/hobby room but could be simply reconverted. Upstairs are 3 good sized bedroom and a bathroom with shower. The rear gardens are west facing and attractively laid out for ease of maintenance.

Hall	With mirror door cloaks cupboard
Lounge	5.66 x 3.56 - (18'7" x 11'8") with bow window with uPVC double glazing, fireplace and central heating radiator
Full width Kitchen Diner	7.32 x 3.20 - (24'0" x 10'6") Dining area with uPVC double French doors to the garden Kitchen area comprehensively fitted with a range of units and appliances including a feature central island with inset sink and hob with extractor above. Integrated Fridge/freezer, dishwasher
Utility	with plumbing for washing machine. At one time, this was a Cloaks/WC and could be reinstated using a Saniflow type wc
Playroom/Hobby room/Original Garage	5.59 x 2.54 - (18'4" x 8'4") A useful room that could lend itself to many uses, being fully insulated with a uPVC glazed side door.
First Floor	
Bedroom 1	2.54 x 4.19 - (8'4" x 13'9") with central heating radiator and uPVC double glazed window
Bedroom 2	3.66 x 2.54 (12'0" x 8'4") with central heating radiator and uPVC double glazed window
Bedroom 3	1.96 x 2.95 - (6'5" x 9'8") (Overall) with central heating radiator and uPVC double glazed window. Cabin bed utilizing the overstairs area.
Bathroom	With bath, wash basin, low level WC and shower cubicle. Central heating radiator and 2 uPVC double glazed windows
Outside	Direct driveway with parking for 2 cars on a block paved driveway plus a further gravelled area. Rear garden, attractively laid out for ease of maintenance with hard landscaping and storage shed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Tenure	Freehold
Council Tax	Band C

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.