



## Wentworth Common Lane, Corley Moor, Coventry, CV7 8AQ

£275,000

- Three Bedroom Semi Detached Requiring Modernisation
- Available Via Informal Tender
- First Floor Shower Room
- EPC Rating F - 38
- Attractive Well Stocked Gardens
- Front Driveway & Side Garage
- Located In The Centre Of This Picturesque Village
- Double Glazing & Rayburn Heating
- Through Lounge & Dining Room
- North Warwickshire Borough Council Tax Band C

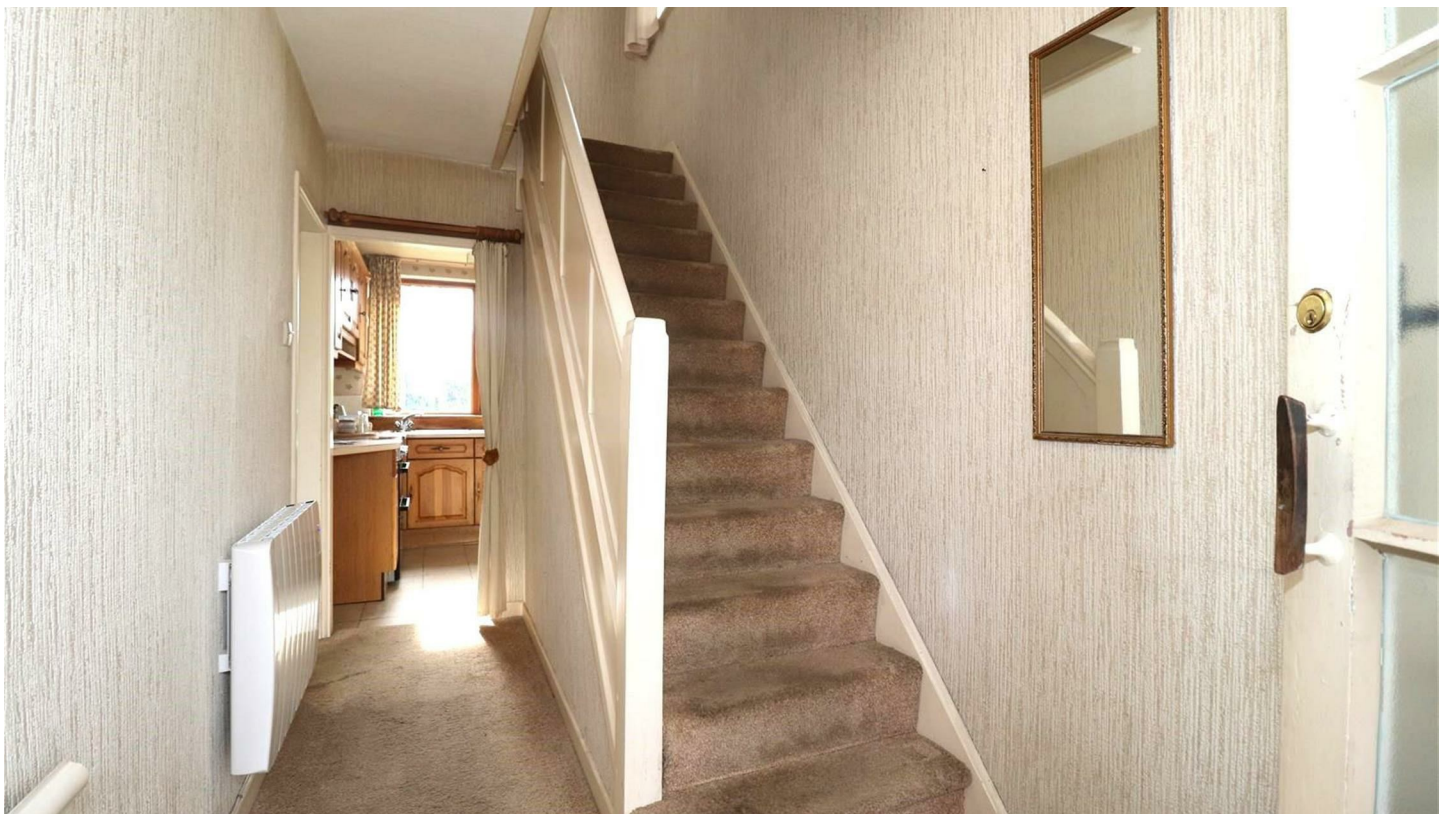


# Wentworth Common Lane, Coventry CV7 8AQ

A traditional semi detached house located in the heart of Corley Moor, Warwickshire. The property is offered for sale with no onward chain and benefits double glazing throughout and a driveway that leads to the side garage. The property does require modernisation but would make a fabulous family home. You approach across a paved driveway and enter into the porch and hallway beyond. The through lounge has dual aspect windows and there is a small kitchen with lean to. On the first floor are three bedrooms and shower room. Outside is an attractive well stocked garden with potting shed.



Council Tax Band: C



### **Front**

With a formal lawn and enclosed with hedged boundaries.

### **Porch**

With double doors, storage and door into the hallway

### **Hallway**

With stairs to the first floor landing, radiator and electric panel heater and doors into

### **Kitchen**

8'5" x 6'11"

Fitted with solid wood fronted units to wall and base. The base units have a work surface over with an inset stainless steel sink unit set beneath the window to the rear. Electric oven and tiling to splashbacks. Understairs storage and plumbing for an automatic washing machine.

### **Lounge/Dining Room**

24'2" x 11'6"

With windows to dual aspects, radiator and a panel heater. There is a stone clad chimney breast and fireplace that houses the Rayburn.

### **Landing**

With a window on the turn, airing cupboard with the hot water cylinder and doors off to

### **Bedroom One**

12'3" x 11'3"

Window to the fore with a radiator beneath.

### **Bedroom Two**

11'7" x 11'3"

Window to the rear and built in louvre fronted wardrobes.

### **Bedroom Three**

12'0" x 6'6"

Window to the fore and built in louvre fronted wardrobe.

### **Shower Room**

Having a corner shower cubicle with a thermostatic shower, vanity wash hand basin and a low flush wc. Tiling to splashbacks, window to the rear and a wall heater.

### **Driveway**

The property is approached across a paved driveway that provides hardstanding for two vehicles.

### **Side Garage**

16'2" x 7'9"

With a roller shutter door, coal shed and power and lighting.

### **Lean To**

Leading from the kitchen is a single skin lean to with windows and door into the rear garden.

### **Rear Garden**

The rear garden is mainly laid to lawn with mature shrub borders. A pathway leads to the potting shed.

### **Tenure**

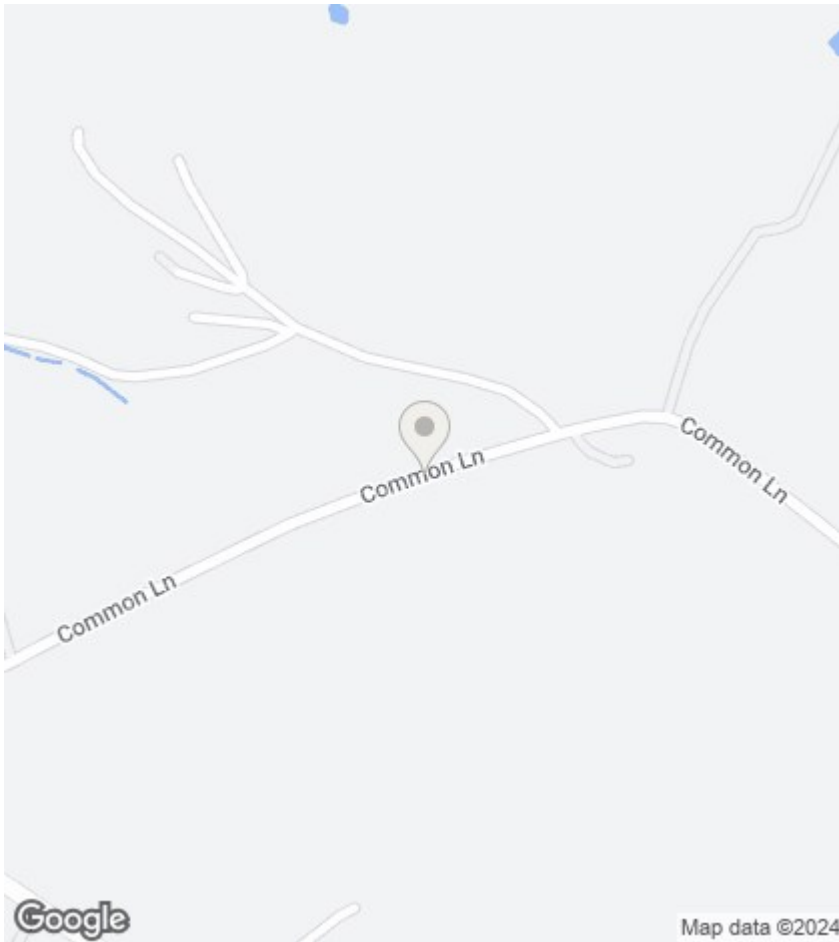
The property is Freehold.

### **Services**

The property has mains electricity, mains water and sewerage. There is a gas supply to the property but there is no meter at the house.

### **Fixtures And Fittings**

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 67.4 sq. metres



### First Floor

Approx. 40.2 sq. metres



Total area: approx. 107.6 sq. metres