



## 102 Grant Road | Exhall | CV7 9DE

\*\*\*EXTENDED SEMI DETACHED WITH SUPERB KITCHEN DINER FAMILY ROOM\*\*\***GENEROUS GARDENS TO THE REAR\*\*\*** In brief the property comprises; entrance hall, spacious living room, extended kitchen diner family room, two double bedrooms, and shower room. Also benefiting from UPVC double glazing and shutter blinds (where specified) , gas central heating, and generous garden to the rear. Freehold EPC Rating C. Council Tax Banding B.

## Asking Price Of £210,000

- Extended Semi Detached
- Lovely Plot
- Two Double Bedrooms & Shower Room
- Spacious Living Room
- Superb Extended Kitchen Diner Family Room



## Property Description

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### ENTRANCE HALL

Access to the property via wooden framed obscure glazed front door, obscure UPVC double glazed window to front aspect, panel radiator, stairs ascending to first floor landing, doors to;

### LIVING ROOM

20' 6" x 10' 3" (6.25m x 3.12m) With UPVC double glazed window to front aspect, fitted shutter blinds, panel radiator. UPVC double glazed French doors leading to the garden with fitted shutter blinds.

### KITCHEN DINER FAMILY ROOM

17' 0" x 16' 5" (5.18m x 5m) With UPVC double glazed windows to front and rear aspects, obscure double glazed stable style door leading to garden. Kitchen comes with a modern range of wall and base units with contrasting work tops, inset sink and drainage unit, integrated electric oven with four ring gas hob. Plumbing for washing machine, integrated fridge and freezer.

### LANDING

With UPVC double glazed window to side aspect, access to the loft hatch, airing cupboard housing gas central heating boiler, doors to;

### BEDROOM ONE

9' 9" x 15' 6" (2.97m x 4.72m) With UPVC double glazed windows to front aspect, panel radiator.

### BEDROOM TWO

10' 2" x 11' 7" (3.1m x 3.53m) With UPVC double glazed window to

rear aspect, panel radiator.

### SHOWER ROOM

5' 8" x 6' 9" (1.73m x 2.06m) With obscure UPVC double glazed window to rear aspect, white bathroom suite comprising; panelled bath with shower over, low level WC, wash basin, heated chrome towel rail.

### OUTSIDE

To the front is a paved pathway leading to entrance door, mainly laid to lawn.

The rear garden is mainly laid to lawn with raised paved patio area, and decking. Two greenhouses, and wooden shed. Brick built out building.

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Rating C.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or planning application which directly effect the property. Brick Built.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

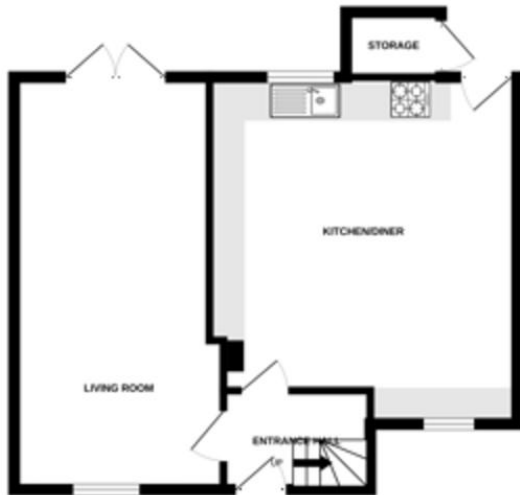
### AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of

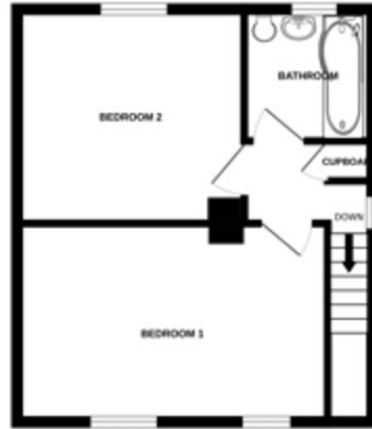
£49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



GROUND FLOOR



1ST FLOOR



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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## Tenure

Freehold

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## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements