



**Frederick Road, New Arley  
Coventry CV7 8GQ  
Asking Price £175,000**

Nestled in the charming area of New Arley, this delightful end terrace house on Frederick Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to create a warm and welcoming atmosphere. The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The layout of the home is designed to maximise space and light, creating a bright and airy environment throughout.

For those with a vehicle, the property includes parking for one car, adding to the convenience of living in this lovely neighbourhood. The surrounding area boasts a friendly community feel, with local amenities and green spaces nearby, perfect for leisurely strolls or family outings.

This end terrace house on Frederick Road is not just a place to live; it is a home where memories can be made. Whether you are a first-time buyer or looking to settle down in a peaceful location, this property presents an excellent opportunity to enjoy comfortable living in New Arley. Do not miss the chance to make this charming house your new home.





### Entrance Hall

Entrance via front door, carpeted stairs off to the first floor, radiator, tiled flooring and thermostat.

### Living Room

16'4" x 14'0" (4.98m x 4.26m)

With double glazed bay window to front, radiator, carpeted, telephone point and TV point.

### Dining Room

8'1" x 8'4" (2.47m x 2.55m)

With radiator and laminate flooring.

### Kitchen

6'1" x 14'0" (1.86m x 4.26m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 stainless steel sink unit with single drainer with stainless steel swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, integrated dishwasher, fitted electric fan assisted oven, built-in four ring induction hob with extractor hood over, double glazed window to rear, tiled flooring and double glazed obscure door to rear.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, mixer tap and folding glass screen, wash hand basin in vanity unit with cupboards under and tiled splashbacks and WC, double glazed window to side, heated towel rail and tiled flooring.

### Landing

Carpeted with access to loft and doors off to various rooms.

### Bedroom

11'6" x 11'1" (3.50m x 3.38m)

Double glazed window to front, carpeted, radiator, combination boiler and TV point.

### Bedroom

7'9" x 6'11" (2.36m x 2.10m)

Double glazed window to rear, carpeted and radiator.

### Bedroom

10'10" x 7'0" (3.30m x 2.14m)

Double glazed window to rear, carpeted and radiator.

### Outside

To the front of the property is an enclosed garden with lawned area with shrub borders, paved pathway leading to front door and gate leading to side access to the rear with lawned area with paved walkaway. To the top of the garden there is a summer house with paved area in front and a further paved patio area to the top of the garden with shed.

### Tenure

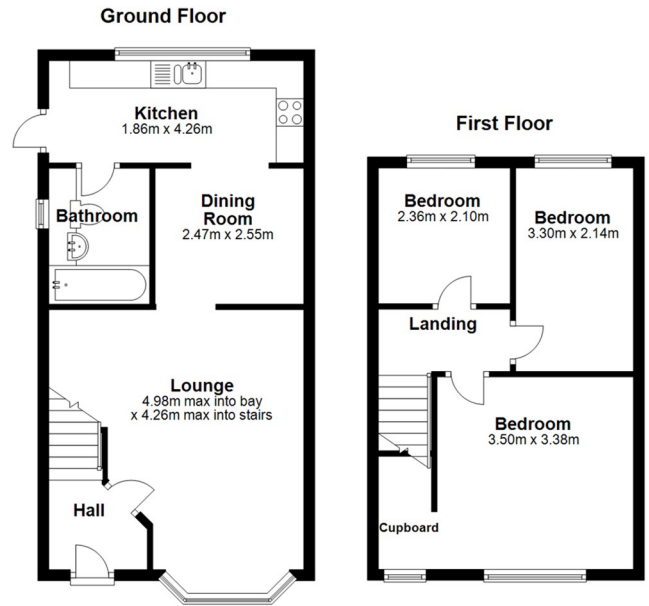
Freehold

### Council Tax

North Warwickshire Council - Band A

### General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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