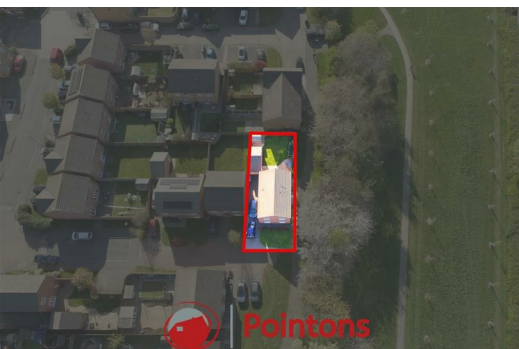




**5 John Boyd Court, Coventry  
CV6 2PF  
Guide Price £365,000**

Pointons Estate Agents are pleased to offer this well presented, modern detached family home located in the popular location of Keresley, close to local schools and amenities and within a 10 minute drive into the city centre. The property comprises of; spacious entrance hall, large lounge, open plan kitchen/dining room with appliances built in, separate utility room and guest cloakroom. The garage conversion also proves a full working office space. To the first floor there are four bedrooms and the family bathroom fitted with a three piece suite. The master benefits of an en-suite shower room. Outside to the side is a fully enclosed landscaped garden, patio, electrical sockets and raised planting flower beds The front is low maintenance with parking for three cars. An internal inspection is strongly recommended to appreciate the size and quality of accommodation.





#### Entrance Hall

14'7" x 7'8" (4.44m x 2.33m)

Entrance door into property, under stair storage cupboard, stairs to first floor, door to:

#### Living Room

19'9" x 11'9" (6.02m x 3.58m)

Central heating thermostat, window to front, Fibre telephone point, cable TV point, Radiators, French door to garden

#### Kitchen/Dining Room

19'9" x 12'2" (6.02m x 3.72m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, Breakfast bar with underneath storage, integrated fridge/freezer and dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, central heating thermostat, window to front, two windows to side and radiators, open plan to:

#### Utility

4'10" x 7'8" (1.48m x 2.33m)

Fitted with a base and eye level units with worktop space over, plumbing for washing machine.

#### WC

5'7" x 2'4" (1.71m x 0.72m)

Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator.

#### Office

7'11" x 17'3" (2.42m x 5.26m)

Window and radiator to front, Tv cable port to rear

#### Master Bedroom

10'5" x 11'5" (3.18m x 3.49m)

Window to side, Radiator, door to:

#### En-suite

4'7" x 7'9" (1.39m x 2.37m)

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with folding glass screen and close coupled WC, tiled surround.

#### Bedroom 2

9'10" x 12'4" (2.99m x 3.77m)

Window and radiator to side.

#### Bedroom 3

9'0" x 10'2" (2.74m x 3.10m)

Window to front, radiator to side

#### Bedroom 4

9'7" x 9'11" (2.93m x 3.01m)

Window to side, window to front.

#### Family Bathroom

5'11" x 6'7" (1.81m x 2.00m)

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with fitted shower and glass screen and close coupled WC, tiled surround, window to front, radiator,

#### Good to Know

Tenure: Freehold

Age: 2015

Garden: North west

Total SqFt: 1410.7

Boiler age: 10 Years

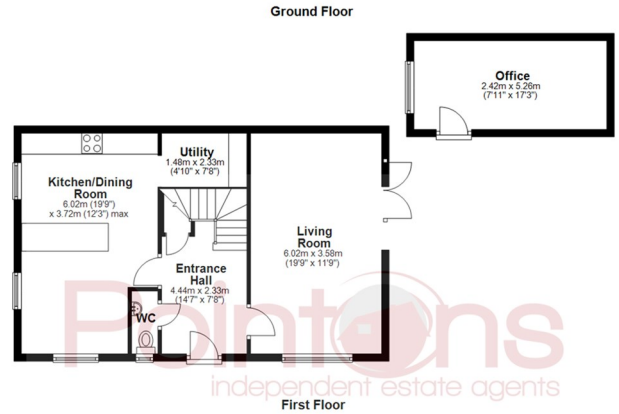
Loft: Insulated

Energy efficiency rating: B

Council tax band: E

#### Disclaimer

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) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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