



**35 Norton Hill Drive, Walsgrave  
Coventry CV2 3AX  
Guide Price £280,000**

\*\*\* NO ONWARDS CHAIN \*\*\*

Pointons Estate Agents are delighted to welcome to market this extended three bedroom semi detached home on Norton Hill Drive, Walsgrave, Coventry. Close to local shops, schools and within walking distance to the UHCW. This property benefits from gas central heating and double glazing throughout. This home comprises of an entrance hall, spacious lounge and kitchen/dining room. To the first floor there are three bedrooms and a shower room. Garden to rear and block paved driveway to front for numerous vehicles and garage. EPC C - COUNCIL TAX BAND C





### Entrance Hall

13'1" x 6'5" (3.99 x 1.98)

Enter via a double glazed composite door to hallway, stairs to first floor, door to;

### Lounge

24'0" x 13'0" (7.31m x 3.96m)

Double glazed box window to front, two radiators, telephone point, open plan, fireplace, window and door to conservatory.

### Kitchen

9'5" x 7'11" (2.86m x 2.42m)

Fitted Kitchen with a matching range of base and eye level units with worktop space, composite sink with drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, integrated gas oven with hob and extractor hood over, double radiator, laminate flooring.

### Conservatory / Diner

12'0" x 19'9" (3.66m x 6.03m)

Matching base level units with worktop, Window to rear, window to side, patio door garden, side door to garden,

### Bedroom 1

13'11" x 11'6" (4.23m x 3.51m)

Box window and radiator to front.

### Bedroom 2

10'9" x 12'4" (3.28m x 3.75m)

Window and radiator to rear, Storage cupboard.

### Bedroom 3

8'11" x 9'2" (2.72m x 2.79m)

Window and radiator to front.

### Family Bathroom

6'0" x 7'2" (1.83m x 2.18m)

Three piece suite with shower cubical, glass screen, electric shower, pedestal wash basin, WC, tiling to all walls with ceramic tiled flooring.

### Garage

15'9" x 10'1" (4.82 x 3.09)

Up and over door, door to garden

### Good to Know

Tenure: Freehold

Age: 1950-1969

Garden: North west

Total SqFt: 1187.2

Boiler: Combi

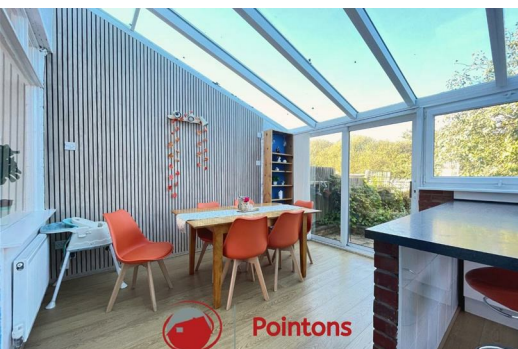
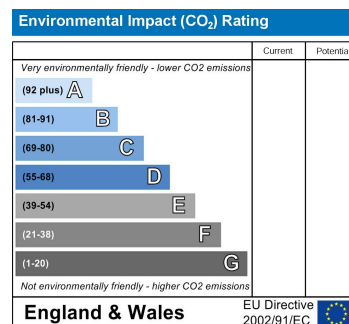
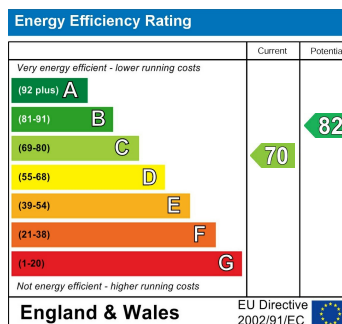
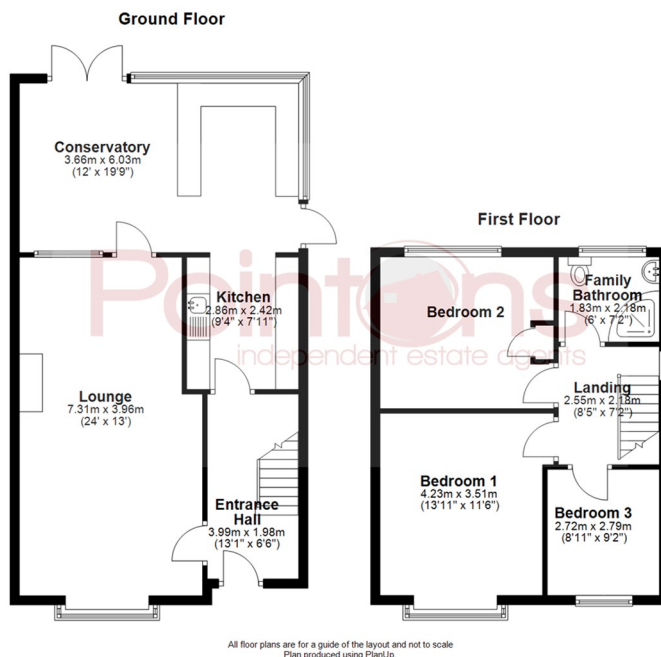
Loft: Insulated

Energy efficiency rating: C

Council tax band: C

### 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.



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