





21 The Larches, Exhall

Guide Price £340,000

 4  2

SOLD WITH NO ONWARD CHAIN | 4 spacious bedrooms | Potential for downstairs bedroom | Generous living space of 1270 sq ft | Fitted kitchen with modern appliances | Downstairs shower room | Family bathroom on the first floor | Multiple storage spaces and fitted wardrobes | Detached garage for parking or storage | Superfast broadband speeds of up to 1130Mb | Close to Bedworth Train Station (0.8 miles) | Nearby Bayton Road Industrial Estate for local jobs | Exhall Cedars Infant School (0.1 miles away) | The Canons C of E Primary School (Outstanding Ofsted rating) | Convenient access to local transport links and amenities |

Floor Area
1270 sq. ft.

Tenure
None

Service Charge
£0 per annum

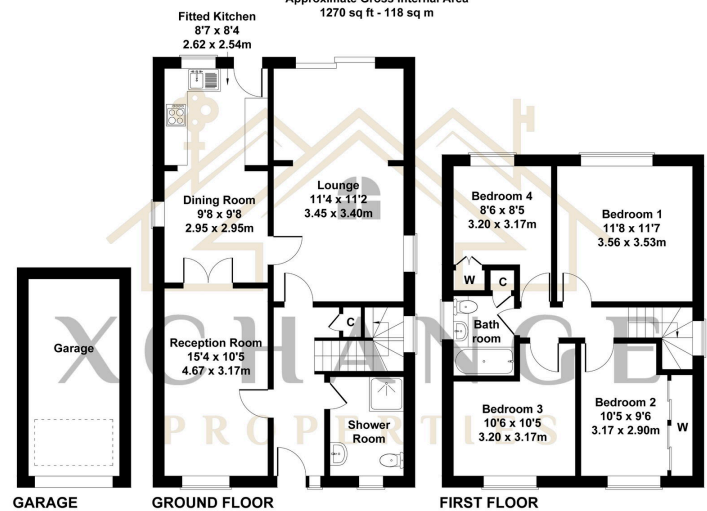
Ground Rent
£0 per annum

- SOLD WITH NO ONWARD CHAIN
- Potential for downstairs bedroom
- Bright reception room and separate dining area for flexible living
- Fitted kitchen with modern appliances and ample storage
- Downstairs shower room plus first-floor family bathroom
- Superfast broadband speeds up to 1130Mb, ideal for home working
- Close to Bedworth Train Station (0.8 miles) for easy commuting
- Nearby Outstanding-rated The Canons CofE Primary School (0.5 miles)
- EPC - C | Council Tax Band - D
- Nuneaton & Bedworth Council



21 The Larches, Exhall, Coventry, CV7 9NF

Approximate Gross Internal Area
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(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	