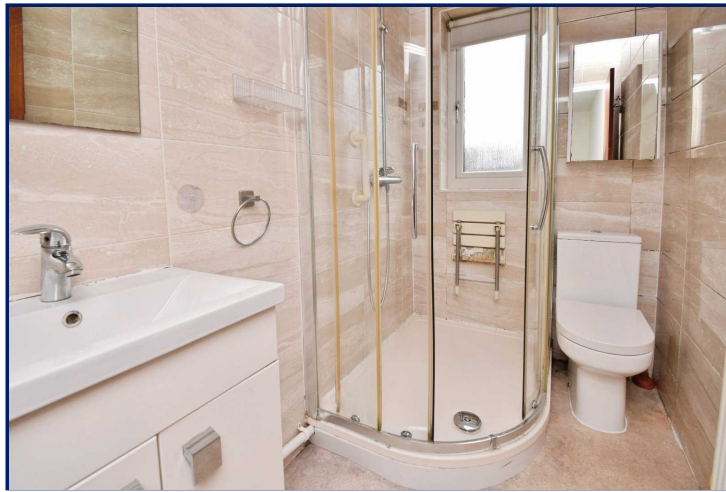




Hilton Court, Hearsall Lane,
Earlsdon, Coventry, CV5

Offers in excess of: £170,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Hilton Court, Hearsall Lane, Earlsdon, Coventry, CV5
Offers in excess of: £170,000 Freehold

Council Tax Band: B
EPC Rating: C

Offered for sale with NO UPWARD CHAIN and IMMEDIATE POSSESSION, this well presented two bedroom terraced home represents an excellent opportunity for first time buyers and investors alike. Conveniently located in the popular Earlsdon area, the property benefits from a newly fitted kitchen, a bright living room overlooking the rear garden, two double bedrooms and a first floor shower room. Further features include a gas central heating system, double glazing throughout, a private rear garden and rear parking space. Ideally situated within easy reach of Earlsdon High Street, the property enjoys convenient access to a variety of shops, cafés, restaurants and everyday amenities. Hearsall Common is also close by, providing attractive open green space for leisure and recreation. Coventry city centre and railway station are easily accessible, offering excellent commuter links to Birmingham and London. An early viewing is highly recommended to fully appreciate the accommodation on offer. COUNCIL TAX BAND B. EPC RATING C.

Entrance Hall

Door leading to

Newly Fitted Kitchen

7'11" x 7'5" (2.41m x 2.26m)

A range of base and wall units, sink, drawers, working surfaces, gas hob, electric oven, space for white goods, window to front.

Living Room

16'7" x 11'9" (5.05m x 3.58m)

Stairs to first floor, under stairs storage, patio doors to rear garden.

Landing

Doors leading to

Bedroom

12' x 8'6" (3.66m x 2.6m)

Window to front.

Bedroom

12'8" x 6'9" (3.86m x 2.06m)

Window to rear.

Shower Room

Shower cubicle, w.c., wash basin, window.

Rear Garden

Split level patio area, access to rear.

Rear Parking Space

Front

Lawned area.

The Reeds Rains branch at 15/17 Warwick Row, Coventry, West Midlands CV1 1EX is operated by NSP Properties Limited which is independently owned and operated under a Licence from Reeds Rains Limited. NSP Properties Limited is registered in England within Company Number 06371373. Registered Office: 20 Market Hill, Southam, Coventry CV47 0HF

All Measurements
All Measurements are Approximate.

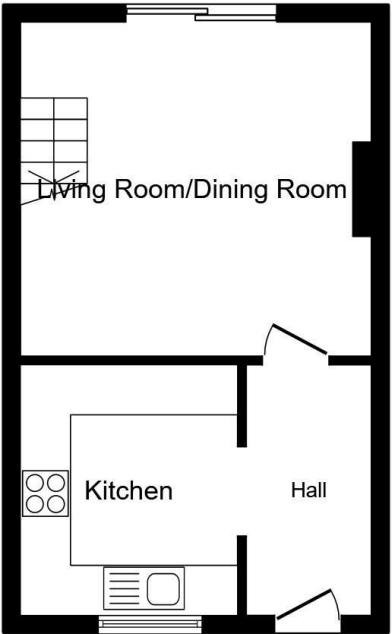
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

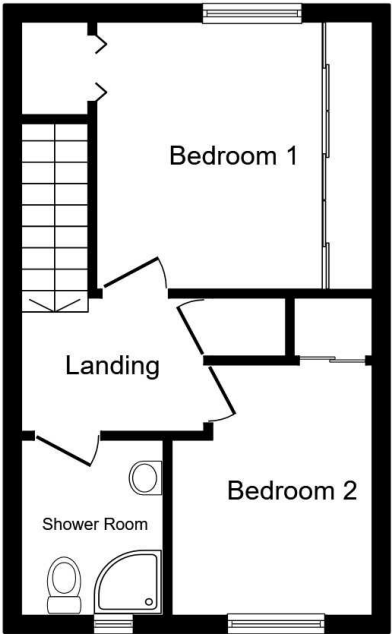


For full EPC please contact the branch.

Hearsall Lane, Coventry



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk