



THE KEY TO YOUR NEXT MOVE

[www.keyestateagents.com](http://www.keyestateagents.com)

# For Sale

Tel: 024 7635 7645



**Guide Price £170,000**

134 Pearson Avenue, Hall Green, Coventry CV6 7DG



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KEY ESTATE AGENTS

Website: [www.keyestateagents.com](http://www.keyestateagents.com)

KEY Estate Agents are delighted to offer for sale this three bedroom semi-detached property in Hall Green, Coventry. The property is in need of modernisation and requires a new kitchen and bathroom and would benefit from the installation of gas central heating or a heat pump. This would be an ideal property for an investor or someone who is looking for their next project. A viewing is strongly advised to appreciate the potential of the property. To view, call KEY.

### Entrance



Enter via a glazed door into a porch with further door leading to an entrance hall with doors to all downstairs rooms and stairs rising to the first floor.

### Lounge 13'11" x 12'1" (4.26 x 3.69)



Good sized living area with gas fire, double pocket doors leading to the dining room and window to the front aspect.

### Dining Room 11'5" x 11'2" (3.49 x 3.42)



Family sized dining room with double pocket door

leading to the lounge, gas fire and patio doors leading to the rear garden.

### Kitchen 8'6" x 6'11" (2.6 x 2.11)



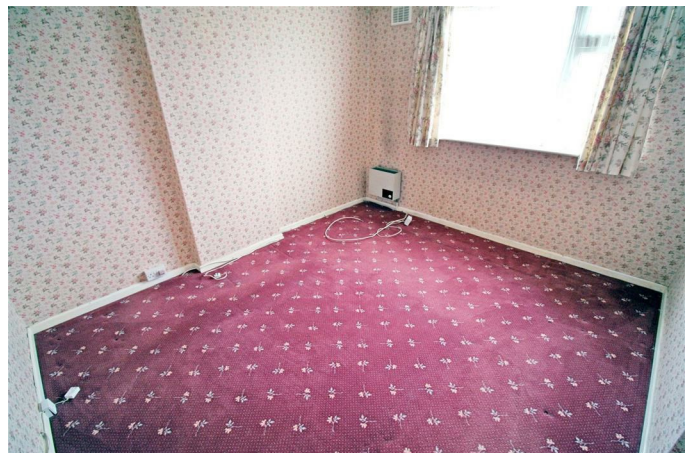
The kitchen is in need of modernisation. Currently benefitting from wall and floor mounted kitchen units, sink drainer unit and under-stairs cupboard / pantry. Door to the rear garden.

### Master Bedroom 11'11" x 8'11" (3.65 x 2.72)



Double bedroom with built in wardrobes and window to the front aspect.

### Second Bedroom 11'6" x 10'2" (3.52 x 3.1)



Double bedroom with window to the rear aspect.

### Third Bedroom 8'6" x 8'7" (2.6 x 2.64)



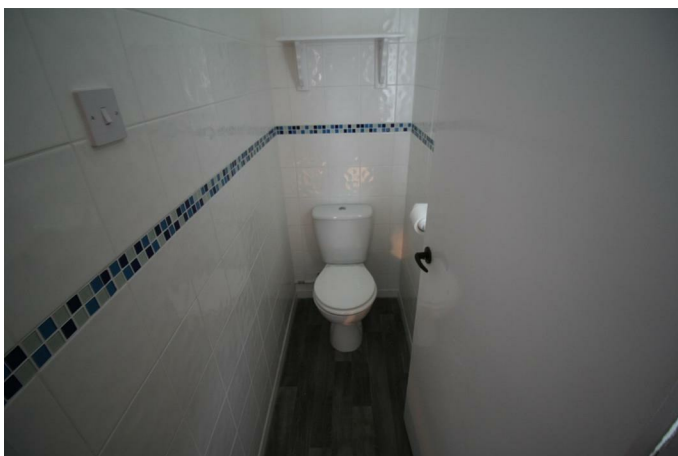
Large single bedroom with window to the front aspect.

### Bathroom 5'7" x 5'2" (1.71 x 1.58)



Two piece bathroom suite consisting of a sink unit and a bath with an overhead electric shower and shower curtain.

### W/C 5'8" x 2'55" (1.75 x .78)



Upstairs W/C separate from the bathroom.

### Garden

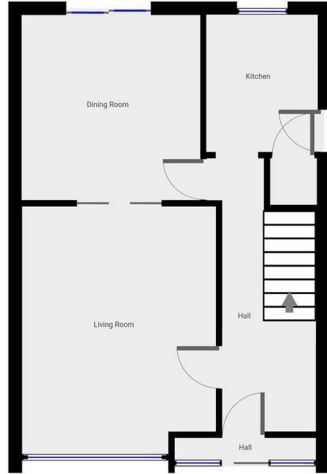


The property benefits from mature gardens to both the front and rear. There is a garage located at the bottom of the garden, beyond the garden there is a shared driveway that provides vehicular access.

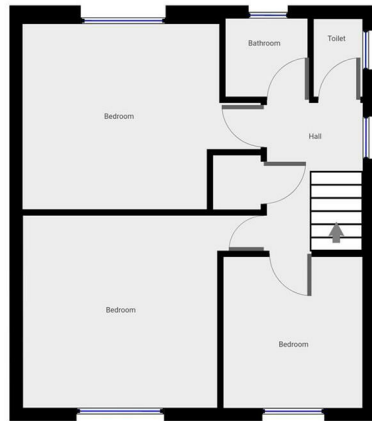
### Rental Yield

KEY Estate Agents estimate that once modernised, this property would achieve a rental yield of £850-900 depending on the standard of the renovation. KEY offers a range of services to landlords, for more information, please call KEY on 024 7635 7645.

## Floor Plan

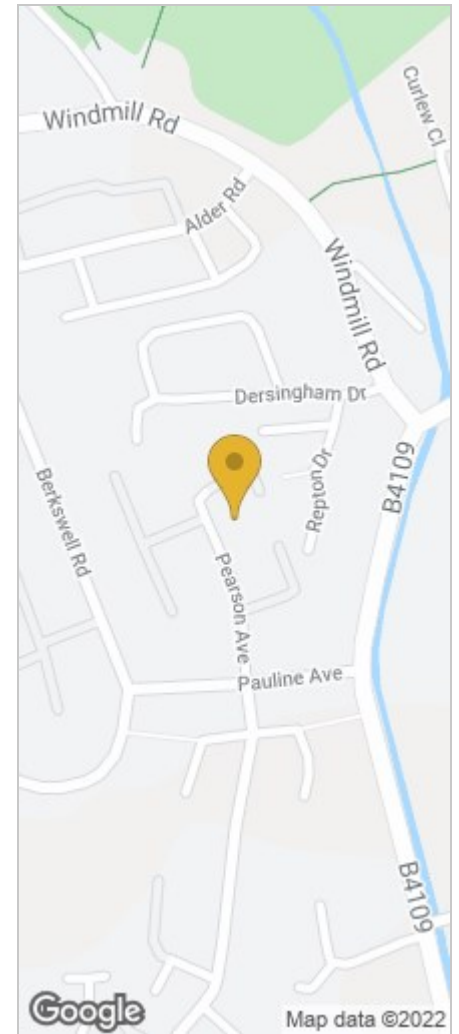


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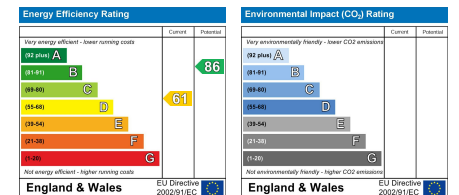


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## Area Map



## Energy Efficiency Graph



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KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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**KEY Estate Agents**  
**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**  
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These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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