



5 William Bree Road, Coventry CV5 7EF

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

£162,950

## Key Features

Reception Hall / Living Room  
Breakfast Kitchen / Utility / Store Room  
Three Bedrooms / Bathroom  
Gas Central Heating / Double Glazing  
Deep Driveway / Delightful Rear Garden

## Vendor's Comments

This has been our family home for the last 11 years and we have enjoyed every moment of living here. We particularly love the dining kitchen, bathroom and garden which is a particular joy to us. Being a cul de sac it is very quiet and an ideal place to bring up a young family.

## Local Schools

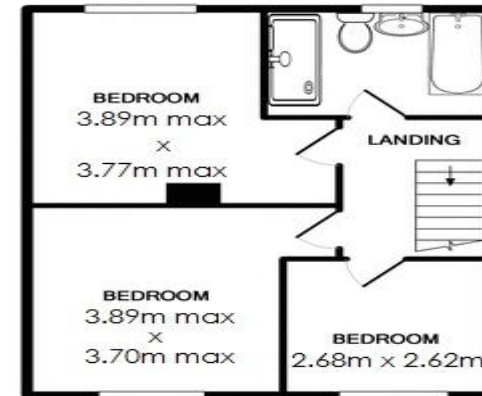
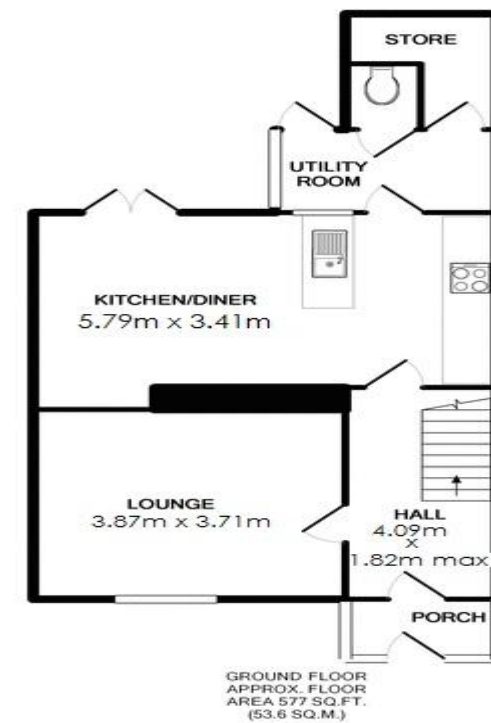
Eastern Green Junior School  
Woodlands Academy  
St Andrews' Church of England Infant School

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Coventry City Council



5 WILLIAM BREE ROAD, EASTERN GREEN, COVENTRY CV5 7EF  
TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (96.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 70                      | 74        |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | 69                      | 74        |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |  |                         |           |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



