



READY TO MOVE IN TO! This renovated four bedroom family home is situated in a corner plot in a quiet cul-de-sac and is within easy reach of Coventry, local amenities, public transport and open green space is just a short walk away. The ground floor is open plan and comprises of an entrance hall with ground floor W/C, a spacious, light and airy lounge/diner with laminate flooring which leads through to newly fitted kitchen / breakfast room which has a great range of cream high gloss wall and base units, laminate flooring and integrated oven & hob and UPVC door out to the rear garden. To the first floor and four generously proportioned bedrooms and the refitted stylish family bathroom is fully tiled with W/C, hand wash, bath with shower screen and shower over and heated towel rail. The property benefits from new UPVC glazing (where specified) and central heating throughout. Externally there is a low maintenance fore garden and a good size enclosed garden to the rear.

### Entrance Hall

Entrance hall with open plan aspect to both the lounge and the kitchen and stairs leading to the first floor.

### Ground Floor W/C

Tiled ground floor W/C off the entrance hall.

### Spacious Lounge / Dining area

19'4" x 11'1" max (5.90m x 3.38m max )

Spacious open plan lounge/diner with laminate flooring, feature fire and dual aspect windows leading through to the kitchen.

### Fitted Kitchen / Breakfast Room

16'6" x 12'2" max (5.04m x 3.71m max )

A modern and spacious open plan fitted kitchen / breakfast room with a range of cream high gloss wall and base units, integrated oven and hob and UPVC door leading out to the rear garden.

### Bedroom One

11'5" x 10'8" max (3.49m x 3.26m max )

A good size double bedroom with storage cupboard housing the GCH boiler.

### Bedroom Two

9'3" x 10'7" (2.83m x 3.25m)

A further generously proportioned double bedroom with storage cupboard over the stairway.

### Bedroom Three

8'7" x 8'5" max (2.64m x 2.58m max )

A good size twin/small double bedroom with gch radiator & UPVC indow

### Bedroom Four

7'7" x 8'7" (2.32m x 2.62)

Bedroom number four is a generous size single room with gch radiator and UPVC window.

### Family Bathroom

7'4" x 5'5" (2.24m x 1.67m )

The ultra modern family bathroom is fully tiled with W/C, hand wash and bath with shower screen and shower over and heated towel rail and is finished to a high standard.

### Tenure - Freehold

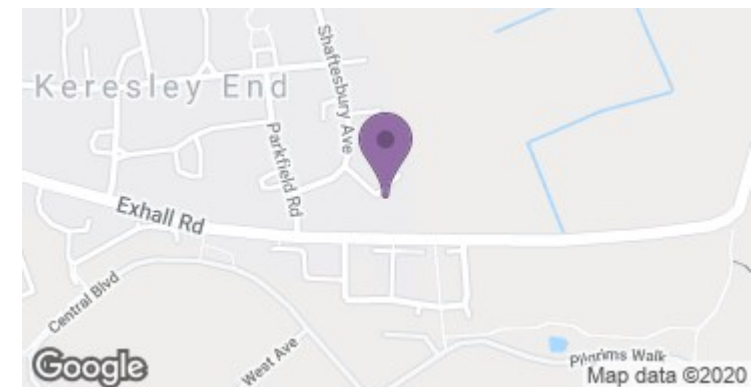
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

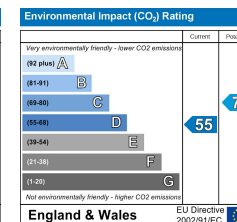
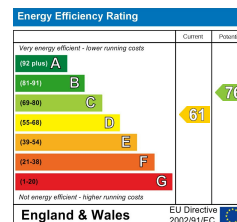


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.



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