



NO UPWARD CHAIN AND GREAT POTENTIAL This three double bedroom end of terrace home is set in the heart of Earlsdon and is within a short distance to Earlsdon High Street and the city centre. In brief the property comprises of an entrance hall with stairs to the first floor with doors off leading to the two reception rooms with the rear reception leading through to the kitchen which comes with a range of wall and base units and integrated oven hob with the ground floor bathroom beyond which is part tiled and comes with a white suite, bath and separate shower cubicle. To the first floor are the three spacious double bedrooms one of which comes with built in storage. Other benefits are double glazing and gas central heating throughout and externally there is low maintenance garden to both the front and rear.

Entrance Hall

Wooden front door part glass, carpeted up to stairs and doors leading into reception rooms

Reception One

11'7" x 13'9" max (3.54 x 4.21 max)

Carpeted, bayed double glazed window to the front, fireplace, 1x radiator

Reception Two

11'7" x 13'3" max (3.54 x 4.06 max)

Carpeted, storage cupboard underneath stairs, double glazed window, 1 radiator

Kitchen

9'0" x 11'4" max (2.76 x 3.46 max)

Vinyl flooring, range of base and wall units, integrated gas hob/oven, double glazed window, 1x radiator

Hall

Door leading out of kitchen, storage with sliding doors, back door leading out into rear garden

Bathroom

8'3" x 6'11" max (2.54 x 2.13 max)

Vinyl Flooring, double glazed window to rear, part tiled walls, fitted white suite with bath, separate s/c , basin & WC, radiator

Bedroom one

14'10" x 11'6"ax (4.53 x 3.51max)

Carpeted, double glazed window to the front, 1x radiator

Bedroom Two

9'3" x 13'3" max (2.84 x 4.06 max)

Carpeted, double glazed window to the rear, 1x radiator

Bedroom Three

9'0" x 8'0" max (2.76 x 2.45 max)

Carpeted, double glazed window to the rear, 1x radiator

Tenure - Freehold

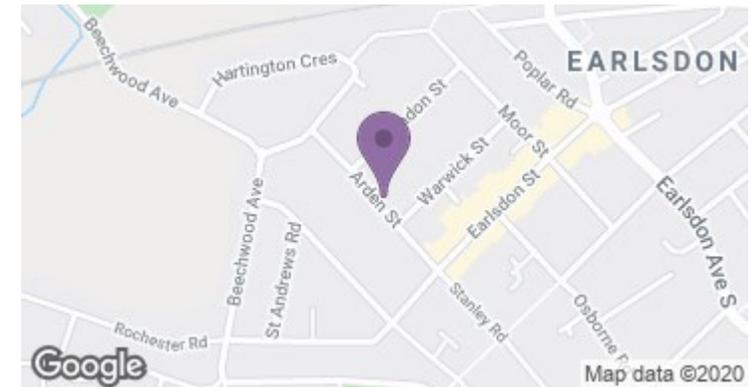
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

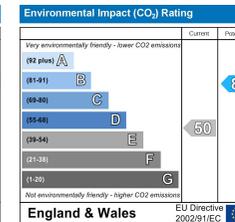
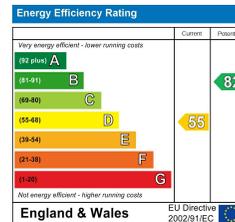


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by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



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