



Extended three bedroom family home in a much sought after location within walking distance of local amenities and schools benefiting from gas central heating and double glazing throughout. Briefly comprising of lounge, large open plan kitchen/dining area leading to large, well maintained mature rear garden. An extension to the side has created a useful utility area with space for several appliances and a wet room with WC and basin. Upstairs comprises of a family shower room, two double bedrooms with built-in storage and a larger than average box also with built-in storage. There is also scope to extend further as plans have been previously drawn for a loft conversion subject to the necessary permissions.

Approach

Small lawned fore garden, paved to main front door and utility door

Entrance Hall

Tiled floor with carpet to stairs, radiator

Lounge

13'11" x 11'1" (4.25m x 3.38m)

Wood effect laminate flooring, double glazed window to front, radiator, feature brick fireplace

Dining Room

10'8" x 11'0" (3.26m x 3.36m)

Wood effect laminate flooring, double glazed French door to rear garden, radiator

Kitchen

9'7" x 11'0" (2.94m x 3.36m)

Tiled floor, double glazed window to rear, storage cupboard under stairs, modern fitted units with wooden worktops, built-in stainless steel sink & drainer, oven and hob

Utility Room

6'0" x 13'8" (1.84m x 4.18m)

Tiled floor, double glazed doors to front and rear garden, fitted units to match kitchen with worktop over, stainless steel sink & drainer, space for several appliances

Downstairs Wet Room

6'0" x 4'10" (1.84m x 1.49m)

Tiled floor & walls, mixer shower, low level WC, basin, heated chrome towel rail

Landing

Carpeted, double glazed window to side, access to loft

Shower Room

6'9" x 5'1" (2.08m x 1.56m)

Tiled floor, double glazed window to rear, white fitted suite with low level WC, basin and walk-in shower, heated chrome towel rail

Bedroom 1

13'7" x 11'10" max (4.16m x 3.62m max)

Carpeted, double glazed window to rear, radiator, large built-in storage

Bedroom 2

13'7" max x 10'5" max (4.16m max x 3.18m max)

Carpeted, double glazed window to front, radiator, large built-in storage

Bedroom 3

9'4" max x 7'6" max (2.87m max x 2.29m max)

Wood effect laminate flooring, double glazed window to front, radiator, built-in storage over stairs

Rear Garden

Large patio area with mature gardens to three levels

Tenure

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.

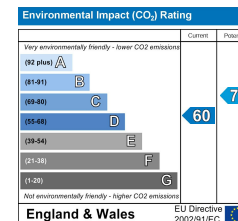
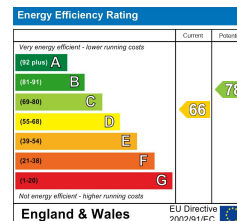


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by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



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