



Gleneagles Road, Wyken, Coventry CV2 3BJ  
£269,950

archerbassett  
LETTINGS AND SALES



Excellent presented four bedroom semi detached family home in a quiet but sought after location within easy reach of the hospital and motorway networks. Benefiting from double glazing gas central heating throughout the property briefly comprises of lounge with log burner, superb extended kitchen/diner with bi-fold doors onto rear garden, a useful downstairs shower room with WC and hand basin. On the first floor is the refurbished, modern family bathroom with an electric shower over the bath, two large double bedrooms and a small single that would also double as a study. On the second floor the loft has been converted to create a spacious master suite with an en suite shower room. To the front of the property is a large driveway which extends along the side leading to a detached garage. The immaculate rear gardens have been extended to create a perfect entertaining space.

### Approach

Block paved driveway to front and side leading to brick built garage with up-and-over door

### Entrance Hall

Laminate flooring, carpeted to stairs, storage cupboard under stairs, radiator

### Lounge

16'4" max x 14'0" max (4.99m max x 4.28m max)

Laminate flooring, large double glazed bay window to front, fireplace with feature log burner, radiator

### Extended Kitchen/Dining Room

24'7" x 11'1" max (7.50m x 3.38m max)

Laminate flooring, double glazed bi-fold doors leading to garden, skylight, modern fitted kitchen with range of units with worktop over, double range-style cooker and extractor, stainless steel sink & drainer

### Downstairs Shower Room

5'6" x 7'0" (1.68m x 2.15m)

Tiled flooring, double glazed window to side, fully tiled walls, fitted white suite with corner shower cubicle with mixer shower, hand basin and WC, chrome towel rail

### Landing

Carpeted, double glazed window to side, stairs to loft

### Bedroom

10'4" x 12'0" (3.17m x 3.68m)

Carpeted, 2 x double glazed windows to front, radiator

### Bedroom

8'1" x 12'7" (2.48m x 3.85m)

Carpeted, double glazed window to rear, radiator

### Bedroom

5'8" x 5'10" (1.74m x 1.79m)

Carpeted, double glazed window to front, radiator

### Family Bathroom

5'0" x 9'7" (1.54m x 2.94m)

Tiled flooring, double glazed window to rear, fully tiled walls, fitted white suite with bath with electric shower over, basin & WC, chrome towel rail

### Master Bedroom (Loft)

12'8" max x 17'8" max (3.88m max x 5.40m max)

Carpeted, double glazed window to rear, radiator, sloped ceilings

### Shower Room (Loft)

5'1" x 5'4" (1.57m x 1.65m)

Tiled flooring, double glazed window to rear, fully tiled walls, fitted white suite with corner shower cubicle with mixer shower, hand basin and WC, chrome towel rail

### Extended Rear Garden

Slabbed patio area with garage side access leading to larger lawned area with decked area and storage shed

### Tenure

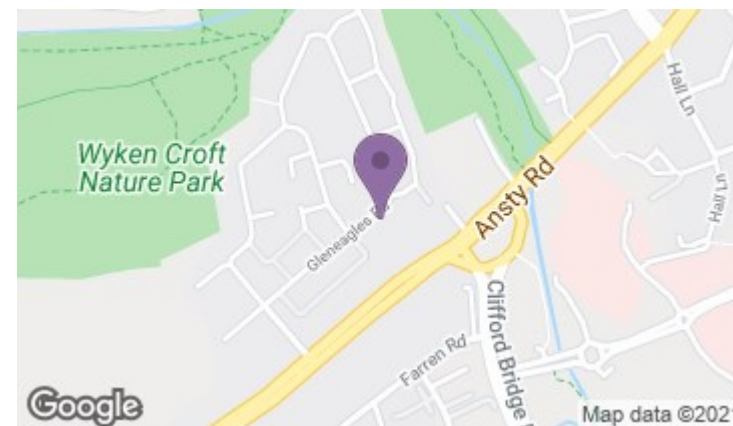
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

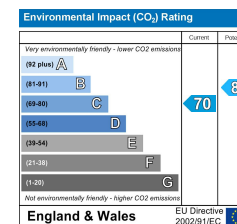
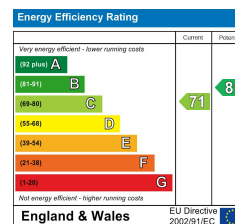


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by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



### DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.



67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk