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Holyhead Road, Coundon, Coventry CV5 8LJ
Offers Over £249,999

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This three bedroom substantial double bay semi-detached family home is set back from the road in an elevated position and is within easy reach of local amenities, public transport and local schools, with gas central heating and partial double glazing. To the ground floor the entrance hall has the original Minton tiled flooring, a spacious through lounge/diner with feature fireplace and built in cupboards and display units & ground floor W/C with hand wash basin. The modern kitchen has a range of fitted wall and base units to include integrated electric hob and oven and a utility room has been added to the rear of the property which has potential to be extended further to make a sizable conservatory (subject to consent). To the first floor are two well-proportioned double bedrooms with the principle bedroom having fitted wardrobes and a vanity unit and a further single bedroom, the fully tiled family bathroom has a large corner bath with electric shower over, w/c and hand wash basin. Externally there is lawned garden to front with steps up to house and to the rear is an enclosed part lawned/part paved garden with a garage. Energy Rating D

Hallway

8'2" x 11'5" (2.5m x 3.5m)

Stained glass window on staircase, generous under stair storage with original Minton tiled floor, radiator

Downstairs WC

3'3" x 3'11" (1.0m x 1.2m)

Double glazed window to front, w/c, hand basin, boiler, radiator

Lounge

11'0" x 12'2" (3.35m x 3.70m)

Double glazed bay window to front, feature fireplace, carpeted leading into dining room, radiator

Dining Room

11'10" x 12'2" (3.60m x 3.70m)

Secondary glazed window to utility and patio door. Arched built in storage and display shelves, radiator

Kitchen

14'1" x 8'2" (4.30m x 2.50m)

Double glazed windows to side and rear, fitted wall and base units with integrated electric oven and hob, vinyl flooring, radiator

Utility

4'7" x 11'10" (1.40m x 3.60m)

Utility with full length windows overlooking the patio and sliding glass door

Landing

7'6" x 8'10" (2.3m x 2.7m)

Stained glass window on staircase

Bathroom

8'2" x 4'11" (2.5m x 1.5m)

Double glazed window to rear, fully tiled with white suite to include corner bath with electric shower over, w/c and vanity unit with sink, radiator

Bedroom 1

13'5" x 11'10" (4.10m x 3.60m)

Double glazed bay window to front, carpeted, radiator

Bedroom 2

12'2" x 11'10" (3.70m x 3.60m)

Double glazed window, built in fitted wardrobes, over bed cupboards and vanity unit, radiator

Bedroom 3

8'5" x 8'2" (2.57m x 2.50m)

Double glazed window, carpeted, 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.

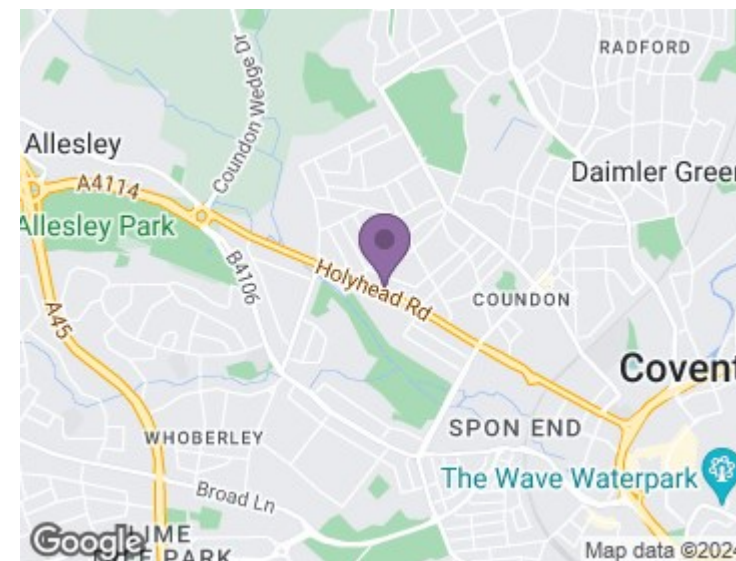
Viewing Arrangements

Viewings are strictly by appointment only via Archer Bassett.



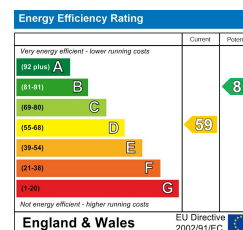
Total area: approx. 92.4 sq. metres (994.9 sq. feet)

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.



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