



Westcotes, , Coventry CV4 9BB  
£205,000

archerbassett  
LETTINGS AND SALES



This three bedroom double bayed end terraced home is offered with no upward chain and would make an ideal investment or first time purchase. The ground floor comprises of a spacious lounge/diner with feature fire place with patio doors leading through to the sunroom, and a fitted kitchen which has a range of wall and base units. To the first floor are two double bedrooms, a good sized single bedroom & a fully tiled family bathroom with white suite to include a corner shower cubicle. There are low maintenance gardens to both the front and rear with the rear having a double garage. ENERGY RATING D

### Lounge/Diner

11'2" x 24'3" (3.42m x 7.41m)

Double glazed bay window to front and double glazed patio door to rear, spacious room with carpet and feature fireplace.

### Kitchen

6'2" x 15'8" (1.88m x 4.80m)

Double glazed window to rear, fitted kitchen with range of wall and base units.

### Sun Room

10'4" x 7'1" (3.16m x 2.16m)

Double glazed patio doors leading to garden.

### Bedroom 1

9'7" x 13'2" (2.94m x 4.02m)

Double glazed bay window to front, double room with carpet.

### Bedroom 2

10'9" x 12'3" (3.29m x 3.75m)

Double glazed bay window to rear, double room with carpet.

### Bedroom 3

7'1" x 7'4" (2.16m x 2.24m)

Double glazed window to front, single room with carpet.

### Bathroom

5'9" x 5'3" (1.76m x 1.61m)

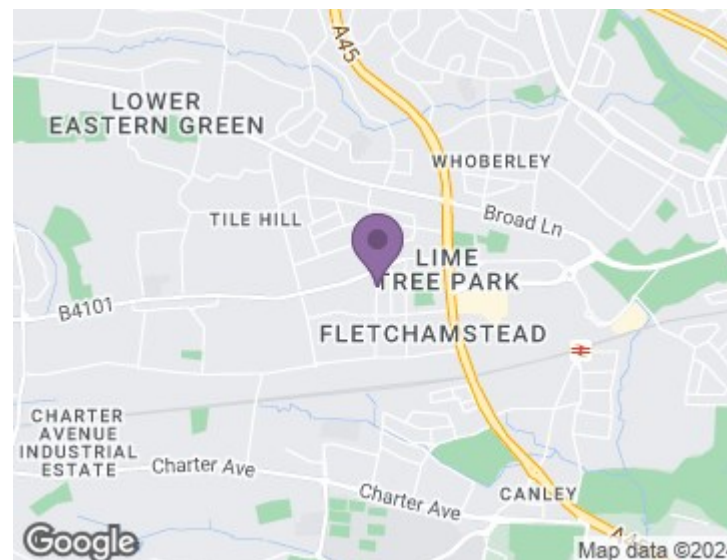
Double glazed window to rear with privacy glass, white suite to include w/c, hand wash basin and corner shower cubicle.

### 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.

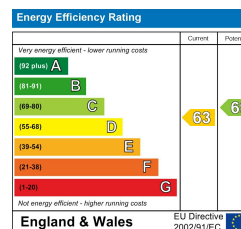
### Viewings

Viewings are strictly by appointment only via Archer Bassett.



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