



Grayswood Avenue, Coundon, Coventry CV5 8HJ  
Offers In The Region Of £249,950

**archerbassett**  
LETTINGS AND SALES



This substantial three bedroom family home is set back & elevated from the road and is well placed for good local schools and local amenities and is offered with no upward chain. From the entrance porch is the hallway with a good size reception room just, to the rear is a modern extended open plan fitted kitchen / dining area with and a ground-floor W/C and hand wash. To the first floor are two double bedrooms and well portioned single bedroom with over stairs storage and the fully tiled family bathroom has a white suite to include bath with electric shower over. Other features include double glazing & central heating and low maintenance gardens to both the front ant and the rear with the rear garden having double gates leaving scope for creating off road parking.

**Living Room**

**17'2" x 10'6" (5.23m x 3.20m)**

Spacious reception room situated to the front of the house with a large bay window.

**Kitchen**

**7'10" x 6'7" (2.38m x 2.00m)**

Extended fitted kitchen/diner with a range of wall and base units and ground floor W/C and hand wash to rear.

**Bedroom 1**

**13'4" x 10'6" (4.07m x 3.20m)**

Spacious principle bedroom situated to the front of the property with large bay window.

**Bedroom 2**

**10'10" x 10'6" (3.31m x 3.20m)**

Secondary double bedroom situated to the rear of the house with storage cupboard housing the central heating boiler.

**Bedroom 3**

**6'2" x 5'10" (1.89m x 1.78m)**

Well proportioned single bedroom with built in over stairs storage.

**DISCLAIMER**

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**Bathroom**

**4'11" x 5'9" (1.51m x 1.75m)**

The fully tiled family bathroom comes with a white suit to include bath with electric shower over.

**Tenure (Freehold)**

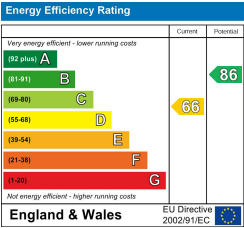
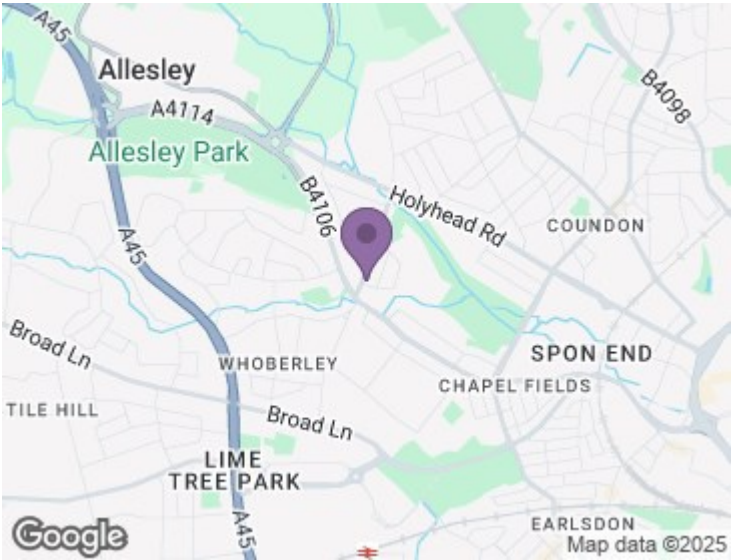
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**Viewing Arrangements**

Viewings are strictly by appointment only via Archer Bassett.

**Agent Notes**

- 1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
- 2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
- 3. These particulars do not constitute part or all of an offer or contract.
- 4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
- 5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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