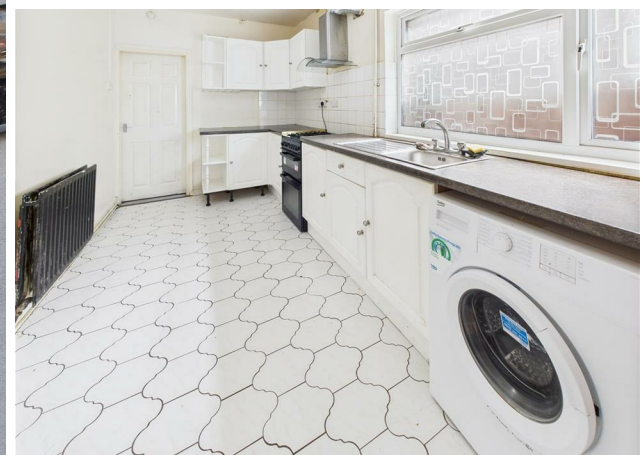


360°
VIRTUAL TOUR
**ONLINE
VIEWING**



Holmsdale Road, Foleshill, Coventry CV6 5BJ
£185,000

archerbassett
LETTINGS AND SALES

**** NO ONWARD CHAIN **** A substantial three bedroom terraced home set in the popular area of Foleshill and close to a wide range of shops and other local amenities. Briefly comprising of two spacious reception room, a large kitchen with a range of wall and base units leading to the family bathroom with white suit to include bath with shower over, W/C and hand wash basin. To the first floor is three well proportioned double room and an additional W/C. Externally is a private patio garden to rear and small low maintenance garden to front.

Reception Room 1

11'9" x 13'1" (3.60m x 3.99m)

Double glazed bay window to front, spacious reception room with feature fireplace laminate flooring

Reception Room 2

11'10" x 11'6" (3.63m x 3.52m)

Double glazed window to rear, spacious reception room with laminate flooring

Kitchen

15'3" x 7'11" (4.67m x 2.42m)

Double glazed window to side, large kitchen with a range of wall and base units and additional built in storage.

Bathroom

8'0" x 7'7" (2.44m x 2.32m)

Double glazed window to rear with privacy glass. A generously sized bathroom with bath and shower over, W/C and hand wash basin.

Bedroom 1

11'10" x 12'9" (3.61m x 3.91m)

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

Bedroom 2

11'10" x 9'4" (3.61m x 2.87m)

Double glazed window to rear, large double room with carpet and built in storage

Bedroom 3

13'7" x 7'11" (4.15m x 2.42m)

Double glazed window to rear, double room with carpet.

W/C

5'2" x 4'6" (1.58m x 1.39m)

Double glazed window to side, separate W/C with hand wash basin

Tenure - Freehold

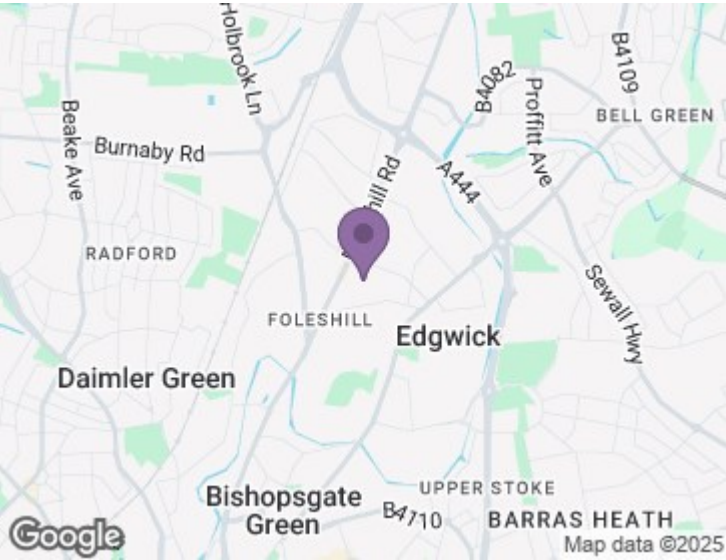
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

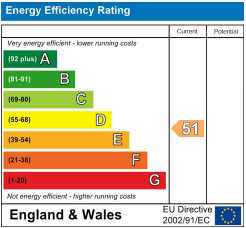
Agent Notes

- 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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