

Limbrick Avenue, Tile Hill, Coventry CV4 9EX  
£220,000

archerbassett  
LETTINGS AND SALES



**\*\* NO ONWARD CHAIN \*\*** A well-presented three bedroom extended family home which features double glazing and central heating throughout. There is a spacious reception room, a large modern fitted kitchen/diner which a range of cream high gloss wall and base units Velux skylights to the ceiling, French doors to the garden and a range of integrated appliances to include washing machine, dishwasher, fridge/freezer & oven & hob. To the first floor is a part tiled bathroom with oak flooring that comes with a white suite to include a bath with a shower over, W/C and hand wash basin. Other benefits in this superb home include a ground floor W/C with hand wash. Externally there is a low maintenance paved front garden and a good size lawned garden with a shed to the rear.

**Lounge**  
**11'9" x 11'8" (3.59m x 3.55m)**

Double glazed bay window to front, spacious lounge with feature fire surround and carpet.

**Kitchen/Diner**  
**19'6" x 14'1" (5.94m x 4.30m)**

Full width rear extension, modern and bright kitchen diner with French door leading to garden. The kitchen comes with a range of wall and base units to include integrated hob, oven, dishwasher, fridge/freezer and washing machine.

**WC**  
**3'10" x 3'3" (1.16m x 1.00m)**

Downstairs W/C with hand wash basin and storage area.

**Bedroom 1**  
**11'10" x 8'4" (3.60m x 2.55m)**

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

**Bedroom 2**  
**10'0" x 9'1" (3.04m x 2.78m)**

Double glazed window to rear with views to garden. Large double bedroom with carpet.

**DISCLAIMER**

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**Bedroom 3**  
**8'6" x 5'7" (2.60m x 1.70m)**

Double glazed window to front, good sized single room with carpet.

**Bathroom**  
**4'11" x 5'2" (1.5m x 1.6m)**

Part tiled family bathroom with a white suite to include bath with shower over, W/C and hand wash basin.

**Tenure - Freehold**

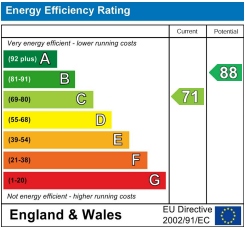
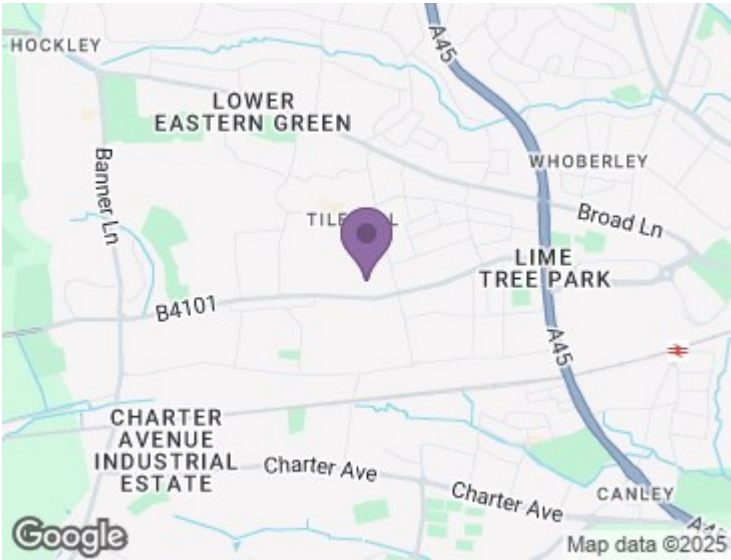
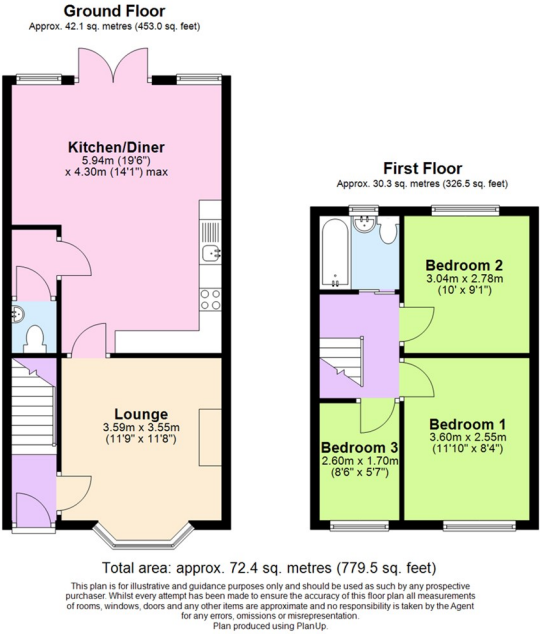
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**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.

**Viewings**

Viewings are strictly by appointment only via Archer Bassett.



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