



Parkville Highway, Holbrooks, Coventry CV6 4HZ
Offers Over £185,000

archerbassett
LETTINGS AND SALES

**** NO ONWARD CHAIN **** An extended terrace home in need of cosmetic modernisation, set in the popular location of Holbrooks, close to local amenities and excellent school catchment areas. Briefly comprising of a spacious through lounge/diner with feature fireplace, full width rear extended kitchen with a range of wall and base units and additional ground floor shower room. To the first floor is two double bedrooms, a single bedroom and a fully tiled family bathroom with white suite to include bath, W/C and hand wash basin. There is an additional large room to the second floor with dormer window. Additional benefits include gas central heating and double glazing throughout, low maintenance patio garden to rear with decking and block paved driveway to front for two cars.

Lounge/Diner

22'7" x 10'11" (6.89m x 3.32m)

Double glazed window to front, spacious through lounge/diner with feature fireplace and carpet.

Ground Floor Bathroom

6'11" x 5'5" (2.11m x 1.65m)

Fully tiled ground floor bathroom located off the Entrance Hall. Spacious with large shower cubicle and W/C

Kitchen

7'1" x 16'8" (2.17m x 5.07m)

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

Bedroom 1

12'2" x 6'7" (3.72m x 2.00m)

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

Bedroom 2

10'0" x 10'8" (3.06m x 3.25m)

Double glazed window to rear, large double room with laminate flooring

Bedroom 3

6'8" x 6'11" (2.02m x 2.10m)

Double glazed window to front, single room with carpet

DISCLAIMER

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Bathroom

5'4" x 5'10" (1.63m x 1.79m)

Fully tiled bathroom to the first floor with white suite to include bath, W/C and hand wash basin.

Loft Room

10'10" x 13'1" (3.31m x 4.00m)

Double glazed dormer window to rear, large room with carpet.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Tenure - Freehold

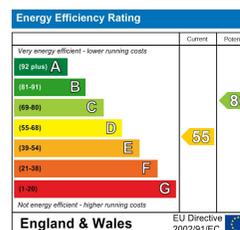
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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.



Total area: approx. 97.3 sq. metres (1047.7 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 PlanItUp.



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