

360°  
VIRTUAL TOUR

ONLINE  
VIEWING



Chorley Way, , Coventry CV6 3LL  
£380,000

archerbassett  
LETTINGS AND SALES

**\*CHAIN FREE - RECENTLY REDECORATED\*** A substantial four bedroom detached property in a popular location within the Daimler Green Estate, with double glazing and central heating. Briefly comprising of large kitchen/diner with a range of fitted wall and base units to include integrated gas hob/electric oven and fridge/freezer. A generously sized lounge with feature fireplace and double doors leading through the separate dining room. The first floor features a large master bedroom with en-suite shower room, two further double bedrooms which share a Jack & Jill style en-suite shower room, a further good sized single bedroom and a family bathroom with white suite. Other features include lawned gardens to front and rear, private driveway and garage.

### Kitchen

**16'6" x 9'10" (5.04m x 3.02m)**

Double glazed windows and UPVC door to garden. spacious kitchen with a range of wall and base tiles to include integrated extractor fan, gas hob & electric oven and fridge/freezer.

### Living Room

**11'6" x 15'10" (3.53m x 4.85m)**

Double glazed bay window to front, large living room with laminate flooring, feature fireplace and double doors to dining room.

### Dining Room

**9'7" x 10'1" (2.94m x 3.09m)**

Double glazed window to rear, generously sized dining room with laminate flooring

### W/C

**2'10" x 4'8" (0.88m x 1.44m)**

Ground floor W/C with hand wash basin.

### Bedroom 1

**11'8" x 12'6" (3.56m x 3.83m)**

Double glazed window to front, large double room with built in double wardrobes, carpet and ensuite.

### Ensuite

**7'1" x 4'1" (2.18m x 1.27m)**

Double glazed window to side with privacy glass, ensuite with shower cubicle, W/C and hand wash basin.

### Bedroom 2

**10'11" x 10'8" (3.34m x 3.26)**

Double glazed window to front, large double room with built in double wardrobes, carpet and access to Jack & Jill ensuite.

### DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

### Bedroom 3

**9'5" x 10'0" (2.88m x 3.06m)**

Double glazed window to rear with views of garden, double room with carpet.

### Jack & Jill Ensuite

**7'1" x 4'1" (2.18m x 1.26m)**

Double glazed window to side with privacy glass, ensuite with shower cubicle, W/C and hand wash basin.

### Bedroom 4

**7'9" x 9'1" (2.37m x 2.79m)**

Double glazed window to rear with views of garden, good sized single room/office space with built in storage.

### Bathroom

**6'10" x 5'4" (2.09m x 1.64m)**

Double glazed window to rear with privacy glass, part tile family bathroom with bath, W/C and hand wash basin.

### Garage

**7'10" x 17'7" (2.40m x 5.36m)**

Garage with up and over door, with internal access and boiler.

### Viewings

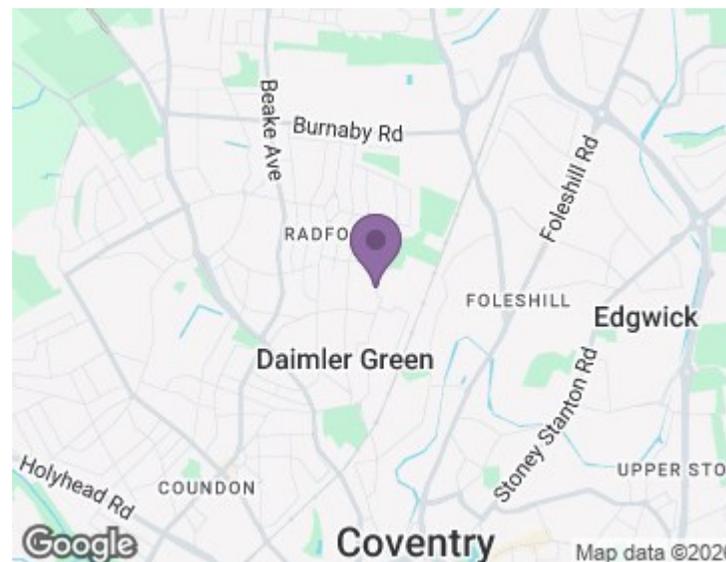
Viewings are strictly by appointment only via Archer Bassett.

### 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.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

67 Hertford Street, Coventry CV1 1LB

**024 7623 7500**

sales@archerbassett.co.uk

archerbassett.co.uk