



Potters Green Road, , Coventry CV2 2AN  
Offers In The Region Of £395,000

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LETTINGS AND SALES

This well presented and immaculately maintained four bedroom detached home is set back from the road in a very small cluster of neighbouring homes and gives a real sense of seclusion and it is well placed for local amenities, schools, the university hospital and offers excellent access to the motorway network. From the internal entrance porch is the the hallway with stairs to the first floor and the kitchen/diner & lounge are set to each side. The well proportioned lounge has windows to three sides making it light & airy and features a log burner to the inset fire place, the exceptionally spacious and well planned kitchen/diner has a good range of fitted wall & base units and makes a fantastic entertainment space and features a patio door leading out into the good size conservatory which has double patio doors out to the garden beyond. To the first floor are three double bedrooms and a good size single bedroom with the principle bedroom benefitting from an ensuite shower room and a fully tiled family bathroom with white suite to include a bath with shower over. Externally there is a drive to the front, parking to the side for two to three cars (subject to a private right of way) along with a garage and the delightful enclosed rear garden is unoverlooked and has a block paved patio area, lawn and mature well maintained borders. This bespoke property is true credit to its current owners and would make an ideal forever family home. (ENERGY RATING CERTIFICATE PENDING)

**Porch**  
2'9" x 5'9" (0.86m x 1.76m)

Inset entrance porch with a door leading into the hallway.

**Living Room**  
11'10" x 19'10" (3.62m x 6.07m)

The spacious living room features triple aspect windows making the whole room feel light & airy and further benefits from an inset log burner.

**Kitchen/Diner**  
19'6" x 16'1" (5.96m x 4.92m)

The exceptionally spacious and well planned kitchen/diner has a good range of fitted wall & base units and makes a fantastic entertainment space.

**Sunroom**  
8'10" x 20'10" (2.70m x 6.37m )

Good size conservatory which has double patio doors out to the delightful enclosed rear garden.

**Bedroom 1**  
11'11" x 10'6" (3.64m x 3.22m)

The well proportioned double size principle bedroom has dual aspect windows making it light & airy.

**Bedroom 2**  
8'11" x 9'1" (2.73m x 2.77m )

A good size single bedroom situated to the side of the house.

## 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**  
10'5" x 11'8" (3.19m x 3.58m)

A further double bedroom that benefits from having an ensuite just off which has a shower, W/C & Handwash.

**Bedroom 4**  
8'6" x 10'5" (2.61m x 3.19m)

Bedroom four is situated to the rear of the property and is a good size twin bedroom / small double bedroom.

**Ensuite**  
6'0" x 3'11" (1.83m x 1.21m)

The fully tiled ensuite is located just off bedroom three and features a walk in shower, W/C & hand wash.

**Bathroom**  
5'4" x 11'5" (1.63m x 3.49m)

The fully tiled family bathroom comes with a white suite and features a bath with shower over, W/C and hand wash with vanity units underneath.

**Garage**  
16'0" x 10'6" (4.90m x 3.21m)

Attached to the house the garage provides additional off road parking, storage and can be accessed internally from the house.

## Tenure (Freehold)

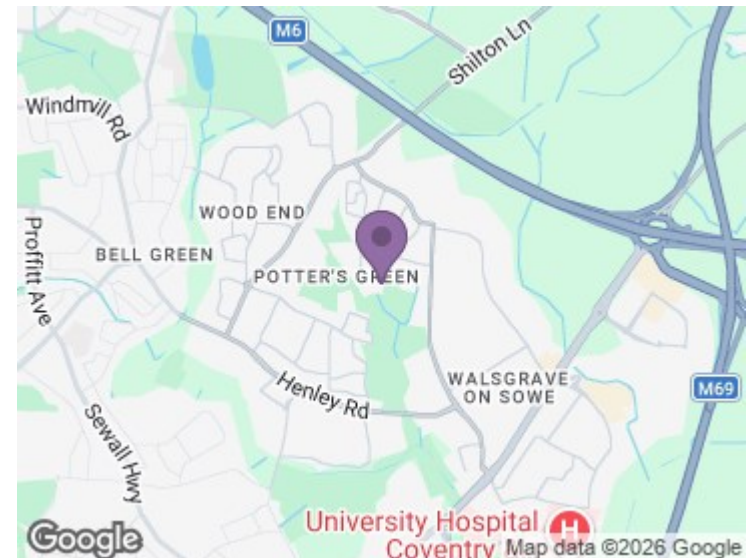
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

## 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.



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	

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