



Broad Lane, Tile Hill, Coventry

3 Bedroom House - Semi-Detached

£284,950



FOR SALE

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LETTINGS AND SALES



This substantial three bedroom semi-detached property is for sale with no onward chain and whilst in need of cosmetic refurbishment offers excellent scope to extend to the rear (STPP). From the side entrance hall are stairs to the first floor, a ground floor W/C & handwash, a spacious lounge with bay window, separate dining room with doors to the rear garden and an extended kitchen with a range of wall and base units to include an integrated oven & hob. To the first floor all the bedrooms are well proportioned and the fully tiled family bathroom has a white suite to include bath with shower over. Externally there is a generous driveway to the frontage with parking for at least three cars and the expansive mature rear garden has a blocked paved patio area and a large lawned area with a variety of shrubs & trees making a delightful outside space. This family home further benefits from having double glazing & central heating and is well placed for local amenities and access to the motorway work by way of the A45

Lounge

3.90m x 3.70m (12'10" x 12'2")

Double glazed bay window to front, large reception room

Dining Room

4.09m x 3.70m (13'5" x 12'2")

Double glazed patio doors leading to patio, large reception room.

Kitchen

5.15m x 2.44m (16'11" x 8'0")

Dual aspect double glazed windows, galley style fitted kitchen with a range of wall and base units to include integrated hob and oven.

Separate WC

1.16m x 1.40m (3'10" x 4'7")

Double glazed window to side, ground floor W/C and hand wash basin.

Bedroom 1

3.26m x 3.76m (10'8" x 12'4")

Double glazed window to front, spacious double room with built in storage

Bedroom 2

4.30m x 3.76m (14'1" x 12'4")

Double glazed window to rear, spacious double room with built in storage

Bedroom 3

3.26m x 2.38m (10'8" x 7'10")

Double glazed window to rear, generously sized single room

Bathroom

1.81m x 1.34m (5'11" x 4'5")

Double glazed window to side, tiled bathroom with white suite to include bath with electric shower over, W/C and hand wash basin

Viewings

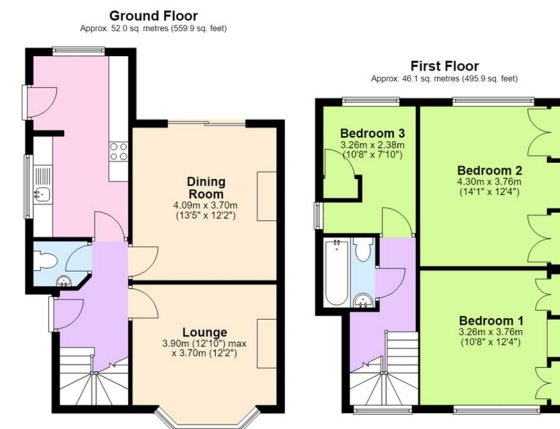
Viewings are strictly by appointment only via Archer Bassett.

Tenure - Freehold

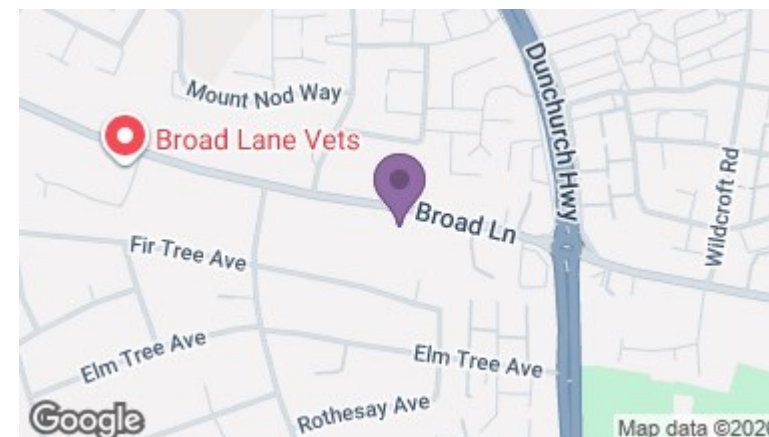
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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. 98.1 sq. metres (1055.7 sq. feet)



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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC