



Priorsfield Road North, Radford, Coventry

3 Bedroom House - End Terrace

£210,000



FOR SALE

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LETTINGS AND SALES



This three bedroom end of terrace family home situated in quiet cul-de-sac and has double glazing & central heating throughout and is available for sale with no onward chain.. There are two reception rooms both with feature fire places & laminate flooring with the rear reception room having a French door to the deceptively large low maintenance rear garden, the modern fitted kitchen has white high gloss units & an integrated electric oven & gas hob with a utility area just off that has a ground floor W/C. To the first floor are three well-proportioned bedrooms two of which have fitted wardrobes and the family bathroom has a white suite to include a bath with electric shower over. Externally there is parking for two cars at the front with double gates to the side providing additional parking for several vehicles. This property offers excellent scope to extend both to the side and the rear - subject to planning permission.

Lounge

3.30m x 3.60m (10'10" x 11'10")

The lounge has a large bay window, laminate flooring and a feature fire place.

Dining Room

3.90m x 3.40m (12'10" x 11'2")

Spacious dining room with laminate flooring, feature fire place and French door leading out to the rear garden.

Kitchen

3.27m x 1.89m (10'9" x 6'2")

The modern fitted kitchen has a range of white high gloss wall & base units and includes an integrated oven & hob with a door leading off to the rear utility area.

Utility Area

The utility area has plumbing for a washing machine and features a ground floor W/C.

Bedroom 1

3.68m x 3.30m (12'1" x 10'10")

Double bedroom with laminate flooring & built in wardrobe.

Bedroom 2

3.30m x 3.40m (10'10" x 11'2")

A further double bedroom with built in wardrobe and laminate flooring situated to the rear of the property.

Bedroom 3

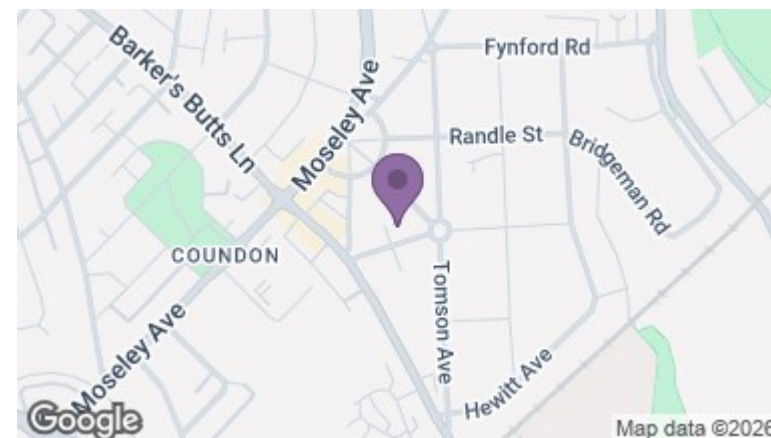
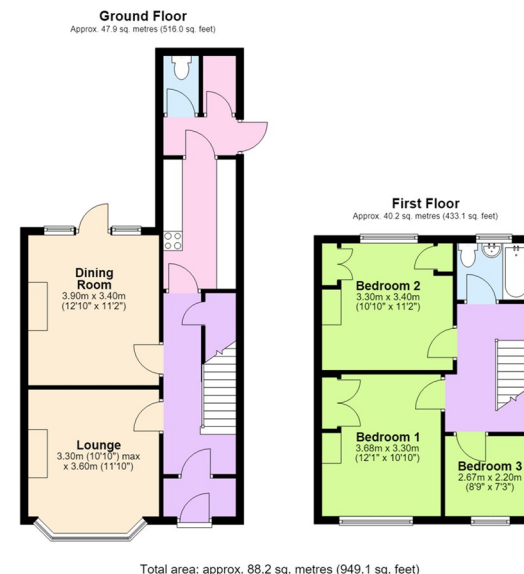
2.67m x 2.20m (8'9" x 7'3")

A good size single bedroom also featuring laminate flooring.

Bathroom

1.47m x 1.90m (4'10" x 6'3")

The part tiled family bathroom features a white suite to include bath with shower over.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC