



100 Brandon Road, Coventry, CV3 2JF

**Offers in excess of £250,000**

A LARGE PROPERTY ON BRANDON ROAD WITH OUTBUILDINGS AND PLANNING PERMISSION FOR AN EXTENSION TO THE SIDE

This property benefits from the entrance hall, wc, living room, dining room, kitchen and bathroom on the ground floor, upstairs there three bedrooms. Outside the property there is a driveway to the front and the side and access to the large rear garden that has a patio area, outbuildings and a bar.

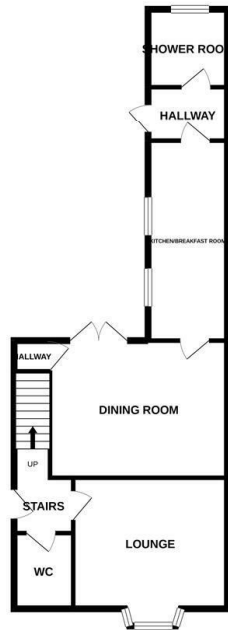
Please call Linda or Mike to view.



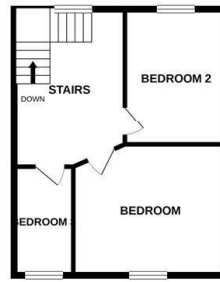


# Floor Plan

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



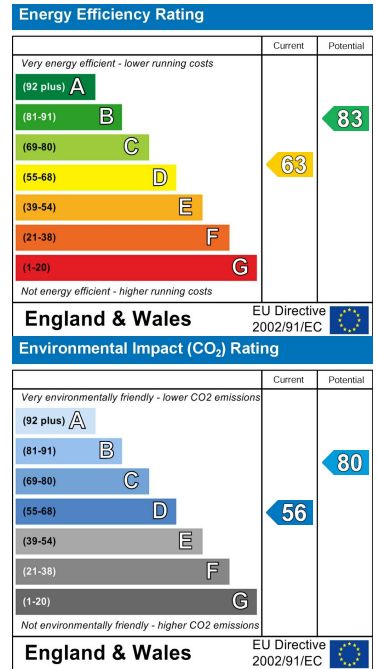
TOTAL FLOOR AREA - 1063 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

