



Birmingham Road, Allesley Village, Coventry CV5 9BD
£269,500

archerbassett
LETTINGS AND SALES

This two bedroom link-detached bungalow is situated in the prestigious location of Allesley Village and is ideally located for access to local amenities, bus routes and open countryside. In brief the property comprises of a spacious lounge/diner with feature fire place, a well fitted kitchen with a range of modern wall & base units & integrated oven & hob and the fully tiled bathroom comes with a white suite which comprises of a bath, corner shower, W/C, hand basin and bidet. To the side the elevation of the property is a garage which is currently used as a laundry room and comes with plumbing for a washing machine, sink, work top & door into the rear garden. Externally there is a driveway to the front with parking for two cars, side access via a gate to the enclosed south facing rear garden has a patio area, astro-turf lawn, water feature & useful outside tap. This delightful property further benefits from double glazing (hardwood & UPVC), central heating and real hardwood flooring throughout.

Hallway

With hardwood flooring, storage cupboard & loft access.

Lounge/Diner

17'4" x 14'7" (max) (5.30m x 4.45m (max))

Spacious lounge / diner with feature fireplace & hardwood flooring.

Modern Fitted Kitchen

11'6" x 6'6" (max) (3.52m x 2.00m (max))

Excellent range of wall & base units to include integrated oven & hob.

Principle Bedroom

10'11" x 11'11" (3.34m x 3.64m)

Spacious double bedroom with hardwood flooring.

Bedroom Two

11'2" x 10'0" (max) (3.42 x 3.05m (max))

Good size single / twin bedroom with hardwood flooring & double glazed French doors leading to a small balcony with steps down into the rear garden.

Bathroom

8'10" x 6'1" (2.71m x 1.87m)

Fully tiled bathroom to include bath, corner shower, W/C, hand wash & bidet.

Garage

17'3" x 8'0" (5.26m x 2.45m)

Suitable for a small vehicle and includes plumbing for a washing machine, sink & work top.

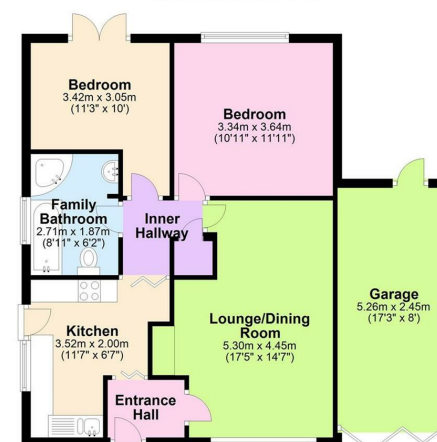
Viewings

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.

Ground Floor
Approx. 72.2 sq. metres (777.5 sq. feet)



Total area: approx. 72.2 sq. metres (777.5 sq. feet)



DISCLAIMER

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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		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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