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Cranford Road, Coundon, Coventry CV5 8JG  
£250,000

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A superbly presented three bedroom end of terraced home which has central heating and double glazing throughout. Briefly comprising of an entrance hall, spacious lounge with feature fireplace and double doors leading to dining room with further patio doors to garden. A stylish and bright fitted kitchen comes with a range of wall & base units and an integrated electric hob and oven. To the first floor there are two double bedrooms with the second bedroom having built in wardrobes & a good sized single room. The modern fully tiled family bathroom comes with a W/C, hand wash, bath and shower over. Externally there is a well kept & fully enclosed rear garden which has a patio area, lawn & fully insulated office space with electric supply, whilst the front of the property benefits from being fully block paved. A certificate of lawfulness has been obtained for plans showing extensions for a fourth master bedroom with en-suite on a new second floor, and for an enlarged open plan kitchen/diner on the ground floor.

### Hallway

**16'7" x 9'9" (5.07m x 2.98m)**

Hallway with laminate flooring and access to all first floor rooms and stairs.

### Lounge

**13'1" x 12'1" (3.99m x 3.70m)**

Double glazed windows to front, spacious lounge with laminate flooring, feature fireplace and double doors to dining room.

### Dining Room

**12'0" x 10'4" (3.66m x 3.15m)**

Double glazed patio doors to garden, generously sized dining room with laminate flooring.

### Kitchen

**16'1" x 7'10" (4.89m x 2.40m)**

Double glazed windows to side and rear, door to garden, modern kitchen with range of wall and base units and integrated electric hob and oven.

### Landing

**6'6" x 12'5" (2.00m x 3.8m)**

Carpeted landing with built in over stair storage cupboard.

### Bedroom 1

**12'10" x 9'2" (3.90m x 2.80m)**

Double glazed windows to front, spacious double room with carpet.

### Bedroom 2

**11'6" x 9'2" (3.50m x 2.80m)**

Double glaze window to rear with garden views, double bedroom with carpet and two built in wardrobes

### Bedroom 3

**9'10" x 6'6" (3.00m x 2.00m)**

Double glazed window to front, larger than average single room with carpet.

### Bathroom

**5'6" x 7'2" (1.68m x 2.20m)**

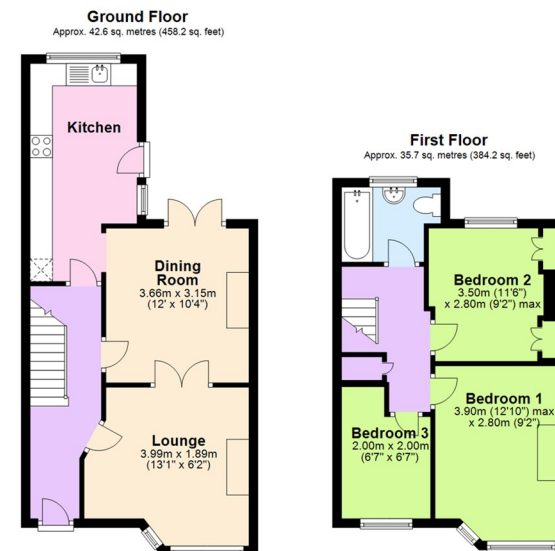
Double glazed window to rear with privacy glass, fully tiled white suite with bath and shower over, w/c and hand wash basin.

### 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.



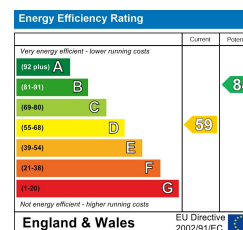
Total area: approx. 78.3 sq. metres (842.4 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



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