

**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



Moon Crescent, Spirit Quarters, Coventry CV2 1HE  
Offers Over £200,000

**archerbassett**  
LETTINGS AND SALES

**\*\*IMMACULATE PROPERTY\*\*** An incredibly well presented two double bedroom semi-detached home benefiting from double glazing and gas central heating throughout. The property is well situated within the Spirit Quarters development and is close to local amenities and transport links. Comprising of a spacious lounge with French doors leading to a well maintained rear garden with patio, lawn and side access. A fully fitted modern kitchen/diner with a range of high gloss wall and base units, integrated gas hob, electric oven and extractor unit. To the first floor are two double bedrooms, one with fitted wardrobes and additional built in over-stair storage and the modern part tiled family bathroom features a w/c, hand wash basin and bath with shower over. Other benefits include a downstairs W/C, small fore garden and a driveway to the side for two cars. EPC RATING C

**Hallway**  
11'5" x 3'6" (3.49m x 1.07m)

Entrance hallway with composite front door and wood effect, ceramic floor tiles.

**Kitchen**  
11'5" x 7'3" (3.50m x 2.22m)

Double glazed window to front, a beautiful kitchen/diner with a range of high gloss wall and base units. Also features tiled flooring, integrated gas hob, electric oven and extractor fan unit.

**Living Room**  
10'4" x 14'4" (3.17m x 4.37m)

Double glazed patio doors leading to garden. Spacious lounge with carpet and built in under stair storage.

**Downstairs W/C**  
4'8" x 2'10" (1.43m x 0.88m )

Downstairs W/C with handwash basin and w/c

**Bedroom 1**  
8'9" x 14'5" (2.68m x 4.40m)

Double glazed window to rear with garden views, spacious double room with carpet.

**Bedroom 2**  
7'6" x 11'9" (2.30m x 3.59m)

Double glazed window to front, good sized double room with carpet, built in over stairs storage cupboard and double fitted wardrobes.

**Bathroom**  
5'4" x 7'3" (1.64m x 2.22m)

Double glazed window to side with privacy glass, modern part tiled bathroom with w/c, hand wash basin and bath with shower over.

**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.

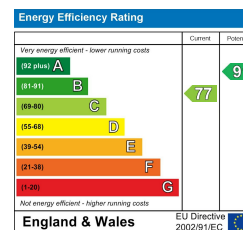
**Viewings**

Viewings are strictly by appointment only via Archer Bassett.



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