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Holyhead Road, Coundon, Coventry CV5 8HS  
£270,000

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**\*\*OFF ROAD PARKING FOR TWO CARS\*\* SOUTH FACING REAR GARDEN\*\*SET BACK FROM THE ROAD\*\***  
 exceptionally well presented & well maintained three bedroom double bayed family home is double glazed and central heated throughout and is within easy reach of local amenities & transport links. There is a spacious lounge/diner with wooden flooring & feature fire place leading through to the open plan modern fitted kitchen which has an integrated electric oven & gas hob and the useful basement area which spans the footprint of the property and is accessed from the garden has a utility room to include a W/C & sink with an adjacent storage area accessed via double doors. To the first floor all of the bedrooms are well proportioned with the principle bedroom having a large bay window & the stylish family bathroom has a white suite to include a bath with thermostatic shower over. Externally there is low maintenance fore-garden & to the rear is a large raised deck area leading down to a further low maintenance garden & off road parking for two cars.

**Hallway**

**13'5" x 5'7" (4.09m x 1.69m)**

The entrance hall is accessed via the porch and has wooden flooring & under stairs storage.

**Lounge/Diner**

**23'7" x 10'11" (7.20m x 3.34m)**

The spacious lounge diner has a large bay window, wooden flooring and an attractive feature for place with the dining area being open plan to the kitchen.

**Kitchen**

**14'11" x 8'4" (4.54m x 2.54m)**

The modern fitted kitchen has a range of white fitted wall & base units, wood effect counter tops to coordinate with the flooring & and an integrated oven & gas hob and extractor unit and there is a small porch area just off kitchen that leads out into the rear garden.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Bedroom 1**

**13'2" x 10'3" (4.02m x 3.12m)**

The large main bedroom is situated to the front of the property and features a large bay window.

**Bedroom 2**

**10'9" x 10'7" (3.27m x 3.22m)**

A secondary double bedroom is situated to the rear of the property.

**Bedroom 3**

**8'8" x 6'5" (2.65m x 1.96m)**

A generous size single bedroom with GCH radiator & double glazed window

**Bathroom**

**5'5" x 6'0" (1.65m x 1.84m)**

The stylish re-fitted bathroom is part tiled and comes with a white suite to include bath with shower over, extractor fan & under sink vanity unit.

**Basement**

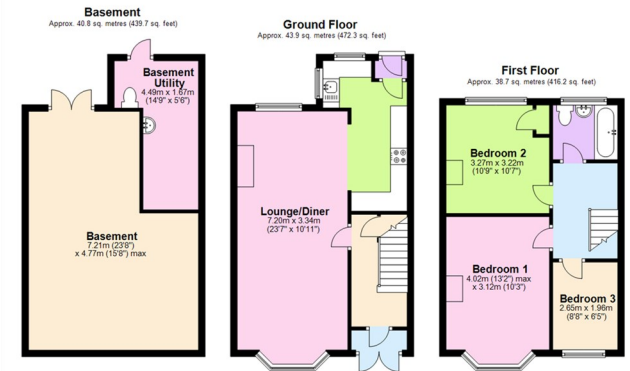
There is a large basement area that is divided into a laundry room with a sink & W/C and a further large storage area accessed via double door from the garden.

**Tenure - Freehold**

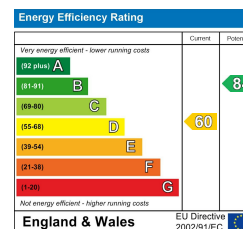
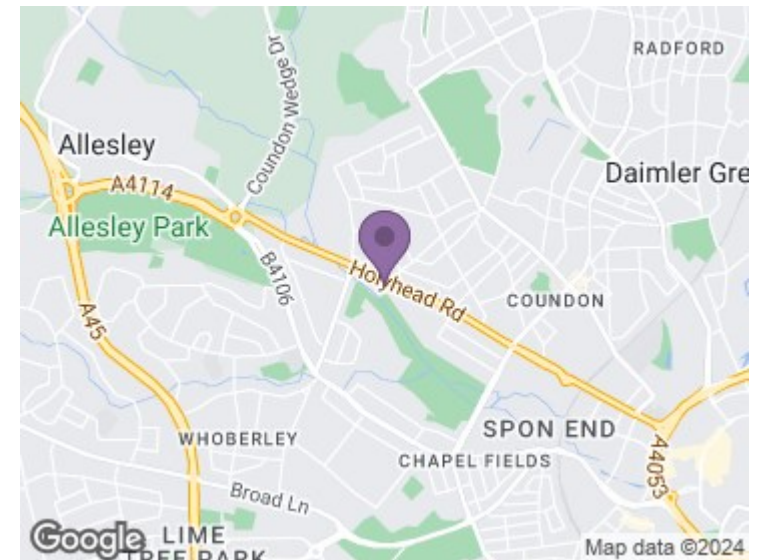
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**Viewings**

Viewings are strictly by appointment only via Archer Bassett.



Total area: approx. 123.4 sq. metres (1328.1 sq. feet)  
 This plan is for illustrative and guidance purposes only and should be used by any prospective purchaser. Whilst every effort 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 PlanIt.



67 Hertford Street, Coventry CV1 1LB  
**024 7623 7500**  
 sales@archerbassett.co.uk  
 archerbassett.co.uk