

**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



Allesley Old Road, Chapelfields, Coventry CV5 8GG  
Offers Over £285,000

**archerbassett**  
LETTINGS AND SALES

**\*\*FINISHED TO A HIGH STANDARD AND A FULL WIDTH REAR EXTENSION \*\*\*** Archer Bassett are pleased to offer this well presented three bedroom, double bayed family home located in the sought after area of Chapelfields. Currently achieving a rental income of £14,340pa. The property briefly comprises of an entrance hallway, lounge, spacious open plan kitchen/diner with fitted kitchen to incorporate an integrated gas hob and electric oven. To the first floor there are three good size bedrooms, fully tiled bathroom with bath and shower. Other features include gas central heating and double glazing throughout with gardens to the front and rear.

### Hallway

**5'2" x 14'9" (1.6m x 4.5m)**

Stairs to landing, under stair storage cupboard

### Living Room

**11'9" x 12'5"(max) (3.6m x 3.8m(max))**

Double glazed bayed window to front, new carpets, radiator

### Dining room

**17'8" x 12'5" (max) (5.4m x 3.79m (max))**

Leads into kitchen, radiator, laminate flooring with access to W/C

### Downstairs w/c

**3'11" x 4'3" (1.2m x 1.3m)**

Fully tiled w/c. Toilet and hand was basin

### Kitchen

**11'5" x 9'2" (3.5m x 2.8m)**

Fitted kitchen with laminate flooring, integrated gas hob, electric oven and sink. Double glazed window and access to utility room.

### Utility Room

**3'11" x 4'7" (1.2m x 1.4m)**

Utility room with laminate flooring and double glazed window.

### 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.

### Landing

**5'10" x 11'9" (1.8m x 3.6m)**

Stairs up from hallway, carpeted

### Bedroom 1

**11'9" x 15'2" (3.6m x 4.63m)**

Double glazed bayed window to front, new carpets, radiator

### Bedroom 2

**11'1" x 12'1" (3.4m x 3.7m)**

Double glazed window to rear, with new carpets and radiator.

### Bedroom 3

**5'10" x 9'2" (1.8m x 2.8m)**

Double glazed window to front, new carpets.

### Bathroom

**6'6" x 6'2" (1.99m x 1.89m)**

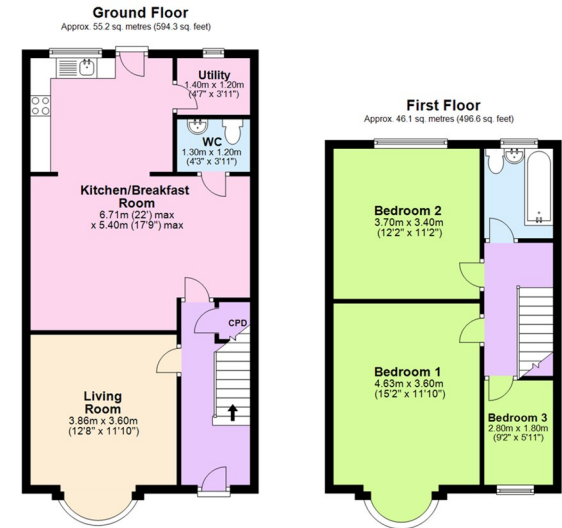
Tiled bathroom with white suite to include bath with shower over, w/c and hand wash basin. Double glazed window to rear.

### 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.

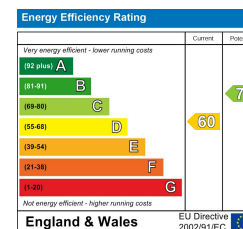
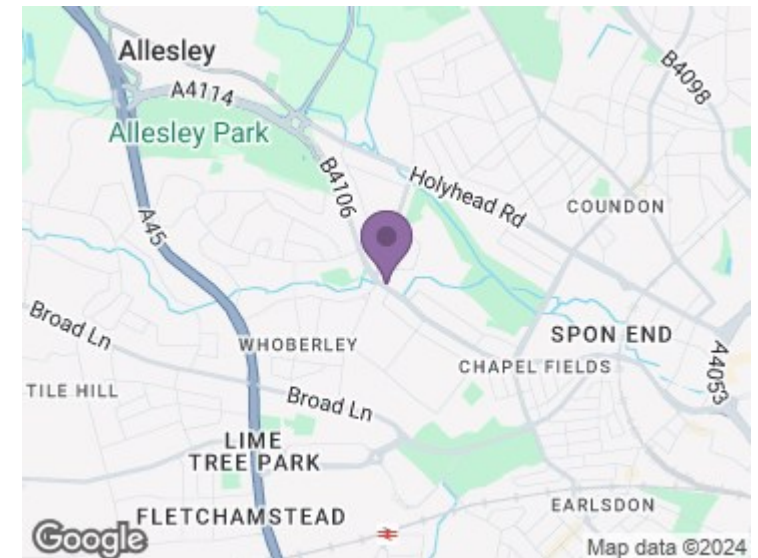
### Viewing Arrangements

Viewings are strictly by appointment only via Archer Bassett.



Total area: approx. 101.3 sq. metres (1090.9 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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