



Banks Road, Coundon, Coventry CV6 1JR  
£225,000

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LETTINGS AND SALES

**\*\*\*NO ONWARD CHAIN\*\*\*** A spacious and modern three bedroom home with double glazing and gas central heating. Comprising of a lounge with feature electric fire, a large kitchen/diner with breakfast bar, a range of wall and base units, integrated gas hob, electric oven and patio doors leading to garden. A downstairs utility room with w/c and hand wash basin. Two generously sized double bedrooms and a larger than average third bedroom with built in storage, part tiled bathroom with white suite, bath and mixer shower and built in storage cupboard. Other benefits include a large part patio/part lawned rear garden and low maintenance front garden.

### Porch

Internal porch with UPVC front door with privacy glass.

### Lounge

**12'9" x 11'6" (3.89m x 3.50m)**

Double glazed bay window to front, double doors to dining room, spacious lounge with carpet and feature electric fire

### Kitchen/Dining Room

**10'0" x 17'2" (3.06m x 5.24m)**

Double glazed French doors to garden and double glazed windows to side. Large open plan kitchen/dining room with a range of wall and base units, tiled splash back, breakfast bar and integrated gas hob and electric oven.

### WC

**4'7" x 6'0" (1.40m x 1.84m)**

Double glazed window to side with privacy glass, utility room with W/C and hand wash basin.

### Bedroom 1

**11'6" x 10'11" (3.50m x 3.33m)**

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

### Bedroom 2

**10'10" x 11'10" (3.30m x 3.60m)**

Double glazed window to rear, double room with carpet.

### **DISCLAIMER**

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### Bedroom 3

**8'6" x 9'5" (2.60m x 2.87m)**

Double glazed window to front, larger than average third bedroom with built in storage cupboard.

### Bathroom

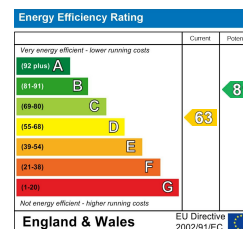
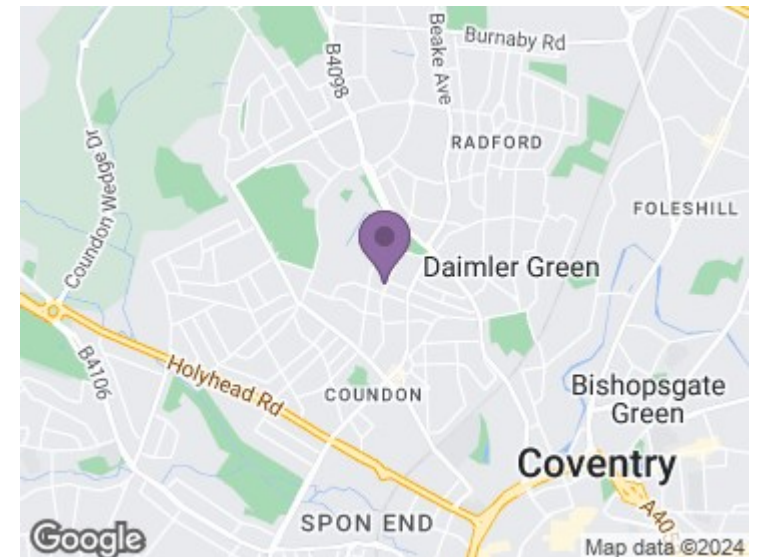
**6'7" x 2'11" (2.00m x 0.89m)**

Double glazed window to rear with privacy glass, part tiled bathroom with P-shaped bath and shower over, W/C, handwash basin and built in storage cupboard.



Total area: approx. 89.1 sq. metres (959.3 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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