

360°  
VIRTUAL TOUR  
ONLINE  
VIEWING



Ladyfields Way, Holbrooks, Coventry CV6 4PB  
£220,000

archerbassett  
LETTINGS AND SALES



**\*\*NO UPWARD CHAIN\*\*** A well presented three bedroom semi-detached property set in a desirable development which is close to local amenities, the Coventry Building Society Arena and has excellent transport links with the M6. Briefly comprising of a spacious through lounge/diner with patio doors leading to the rear garden, fitted kitchen with a range of wall and base units and integrated gas hob and electric oven. A fully tiled bathroom with neutral suite to include a bath with electric shower over, WC and hand wash basin. Other benefits include double glazing, gas central heating, driveway, lawned garden to front and part paved/part lawned garden to rear. EPC Rating C

**Kitchen**  
**10'7" x 7'5" (3.24m x 2.28m)**

Double glazed window to rear and UPVC door to garden. A generously sized kitchen with a range of wall and base units, integrated electric hob and oven and built in under stair storage.

**Living Room**  
**12'10" x 12'9" (3.93m x 3.91m )**

Double glazed windows to front, spacious lounge with laminate flooring and feature fire surround.

**Dining Room**  
**10'7" x 7'8" (3.24m x 2.35m )**

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

**Bedroom 1**  
**14'9" x 8'8" (4.52m x 2.65m )**

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

**Bedroom 2**  
**9'2" x 8'8" (2.81m x 2.66m )**

Double glazed windows to rear, double room with carpet.

**Bedroom 3**  
**6'5" x 6'5" (1.98m x 1.98m )**

Double glazed window to rear, single room with carpet and built in storage.

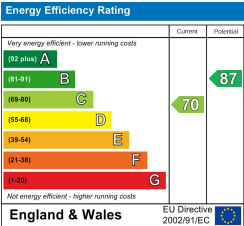
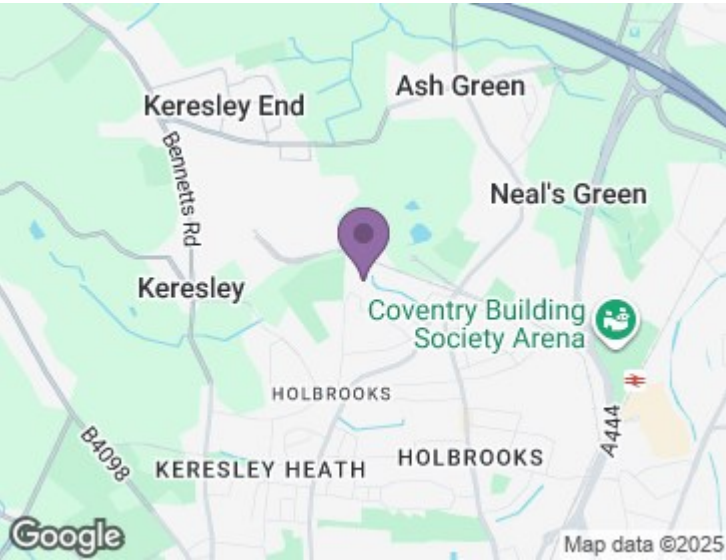
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**Tenure - Freehold**  
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**Viewings**  
Viewings are strictly by appointment only via Archer Bassett.

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