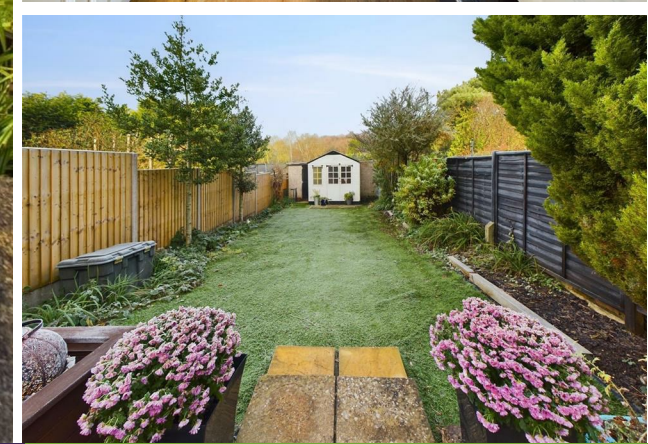
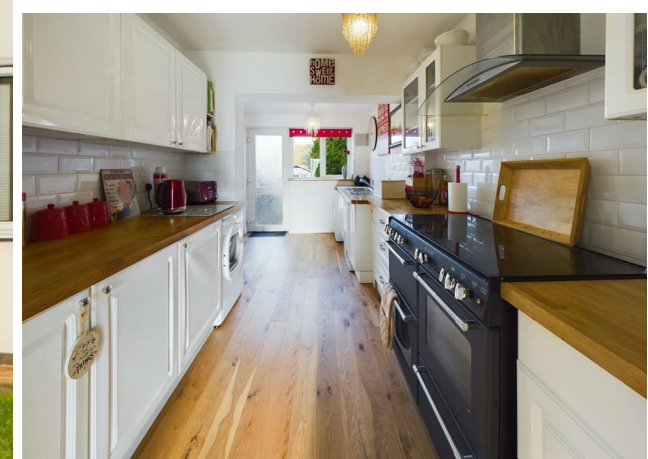


360°
VIRTUAL TOUR
ONLINE VIEWING



Shorncliffe Road, Coundon, Coventry CV6 1GP
Offers In The Region Of £274,000

archerbassett
LETTINGS AND SALES

A very well presented three bedroom family home which is within walking distance to Coundon Wedge with its country walks & open fields. The property further benefits from being easily accessible by foot to several schools including Sherbourne Fields, Coundon Primary & Secondary, Christ the King, Kingsbury Academy and has easy access to the A45 and Cardinal Newman Secondary School. From the entrance hall there is a spacious through lounge/diner with laminate flooring & feature fire place, a full width rear extension incorporating a modern fitted breakfast/kitchen with newly laid engineered wood flooring a good range of wall & base units with plenty of additional built in storage cupboards. To the first floor are two double bedrooms with the principle bedroom having fitted wardrobes and a single bedroom and the stylish fully tiled family bathroom incorporates a white suite to include bath with shower over, WC and hand wash basin. Externally there is a walled fore-garden with lawn & mature borders and the delightful rear garden has a generous patio area, lawn, mature shrubs, garage to rear and backs onto the bowls club and Coundon Wedge beyond and is un-overlooked

Lounge/Diner

9'6" x 22'10" (2.91m x 6.96m)

Double glazed window to front, spacious through lounge/diner with laminate flooring and feature fireplace.

Kitchen

14'9" (max) x 22'6" (max) (4.51m (max) x 6.86m (max))

Double glazed windows and UPVC door to rear with views to garden. modern fitted kitchen with a range of wall and base units, additional breakfast area including two built in storage cupboards.

Bedroom 1

9'6" x 11'11" (2.9m x 3.64m)

Double glazed window to front, large double room with fitted mirrored wardrobes.

Bedroom 2

11'1" x 10'5" (3.40m x 3.18m)

Double glazed window to rear, double room with laminate flooring. Views across the rear green space.

Bedroom 3

5'10" x 8'7" (1.79m x 2.62m)

Double glazed window to front, single room with laminate flooring.

Bathroom

6'4" x 5'5" (1.95m x 1.67)

Double glazed window to rear with privacy glass. Fully tiled modern bathroom with white suite to include bath with shower over, W/C and hand wash basin.

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.

Tenure - Freehold

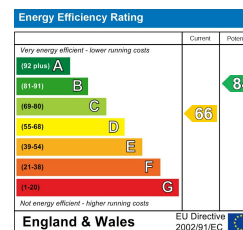
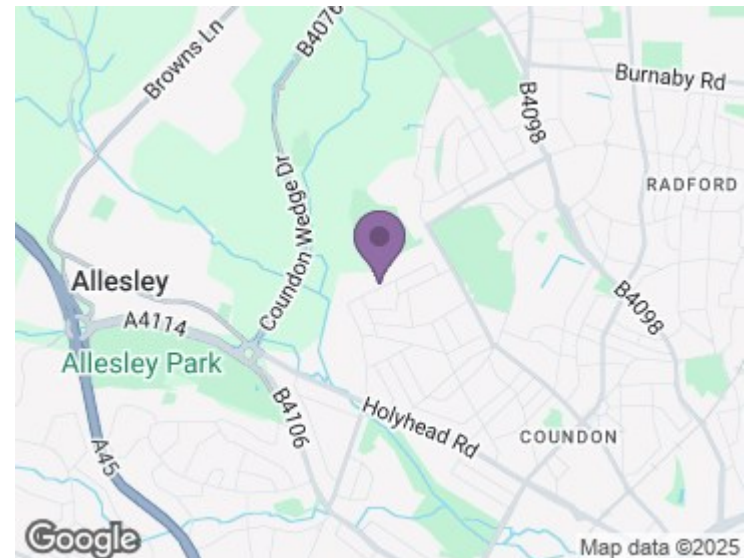
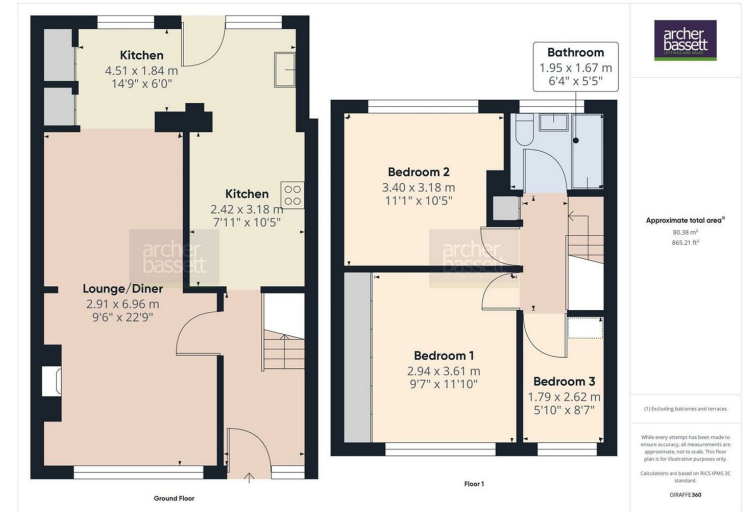
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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