

Poplar Road, Earlsdon, Coventry CV5 6FX
£169,995

archerbassett
LETTINGS AND SALES

*** IDEAL FIRST TIME HOME OR INVESTMENT *** A recently redecorated two double bedroom terraced home with double-glazing and gas central heating. Located within walking distance to the popular Earlsdon High Street with a excellent range of local amenities and Hearsall Common Greenspace. Briefly comprises of two good size reception rooms, fitted kitchen with a range of wall and base units and ground floor bathroom with white suite to include shower cubicle, W/C and hand wash basin. To the front and rear are low maintenance gardens.

Reception Room 1
10'9" x 10'11" (3.29m x 3.34m)

Double glazed window and UPVC door to front, spacious reception room with laminate flooring.

Reception Room 2
10'9" x 11'10" (3.28m x 3.61)

Double glazed window to rear, large reception room with under stair storage cupboard and carpet.

Kitchen
6'5" x 7'6" (1.96m x 2.29m)

Double glazed window to side, fitted kitchen with a range of wall and base units and vinyl flooring.

Bathroom
6'5" x 2'5" (1.96m x 0.76)

Double glazed window to rear with privacy glass, L-Shape bathroom with W/C, hand wash basin and shower cubicle.

Bedroom 1
10'9" x 10'11" (3.28m x 3.34m)

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

Bedroom 2
10'8" x 11'0" (3.27m x 3.36m)

Double glazed window to rear, spacious double room with carpet and built in storage cupboard.

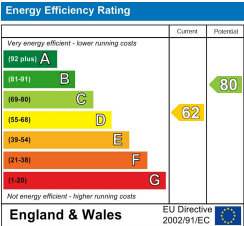
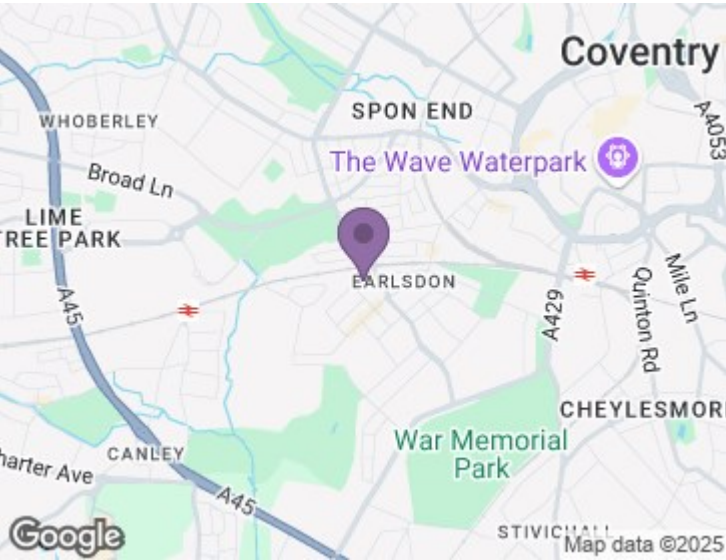
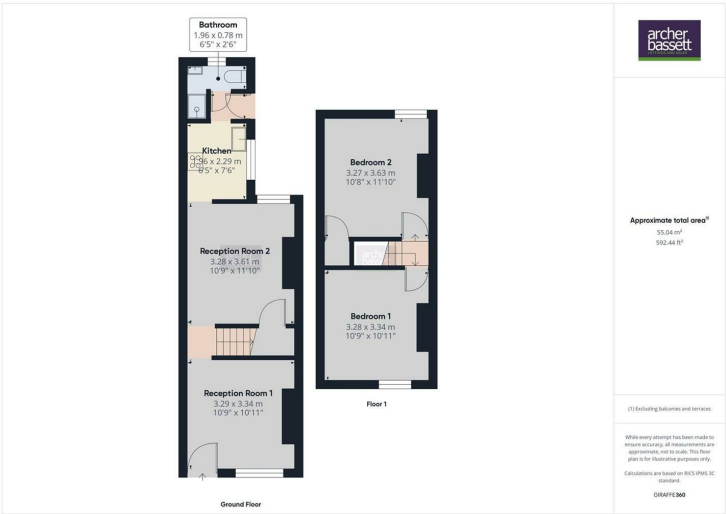
Viewings
Viewings are strictly by appointment only via Archer Bassett.

DISCLAIMER

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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.

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