



57 Dame Agnes Grove, Coventry, CV6 7HN

£160,000

cartwright  
hands

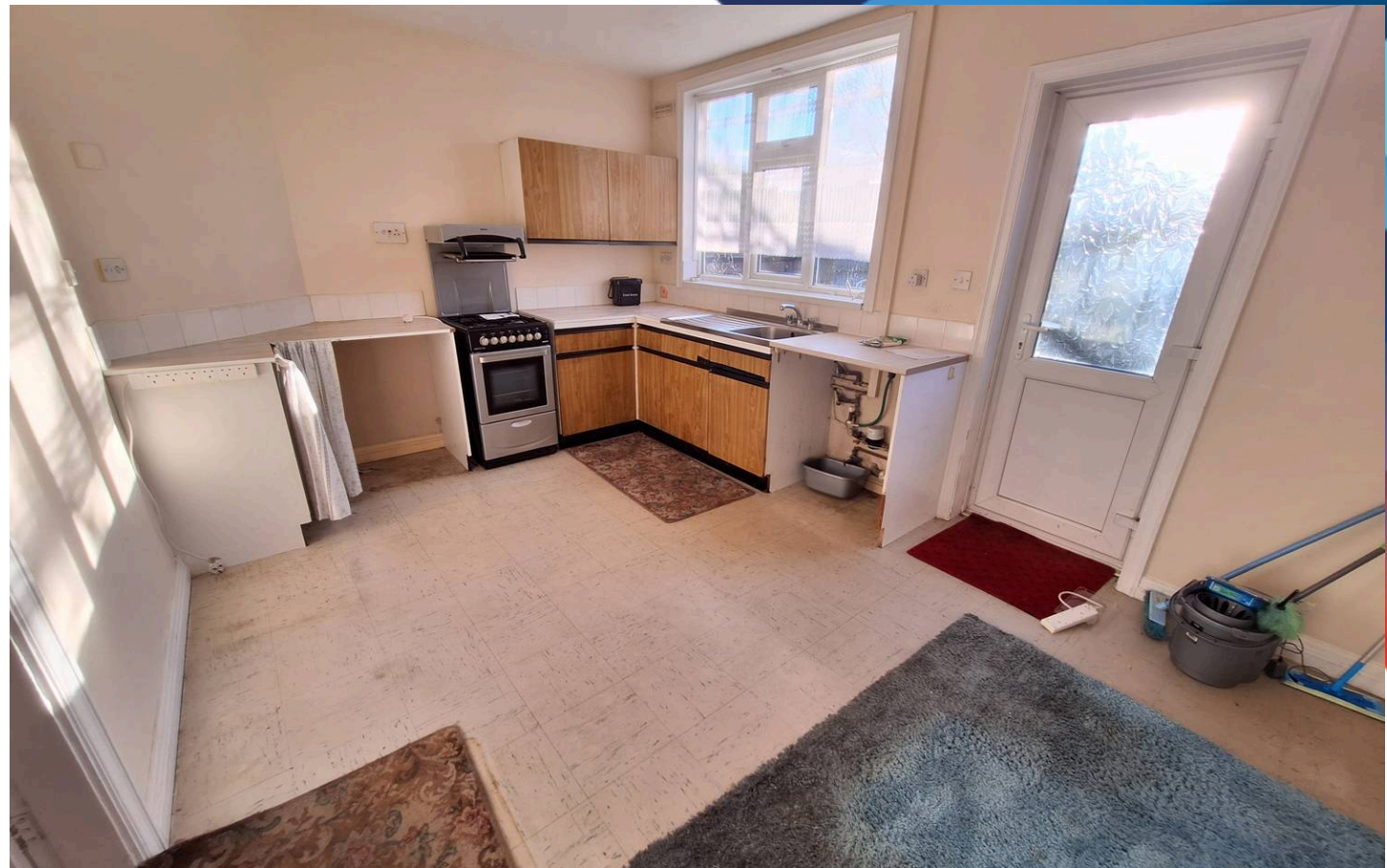


# 57 Dame Agnes Grove

Coventry, CV6 7HN

- Two Bedrooms
- Lounge
- Kitchen/diner
- Wet Room
- The Property is Freehold
- EPC D (58)
- Council Tax Band A
- Menson Gas Central Heating

Renovation project Ideal for Investors or first time buyers, the accommodation features: entrance hall, lounge, kitchen/diner, two bedrooms, wet room, garden to front & rear. No onward chain.





## On the Ground floor

### Hallway

Door to front, stairs to first floor, radiator, door to lounge.

### Lounge

Double glazed window to front, fire place, radiator, door to kitchen.

### Kitchen/Dining Room

Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, gas cooker point, space for dining table, door to rear garden.

## On the First floor

### Bedroom 1

Double glazed window to front, radiator.

### Bedroom 2

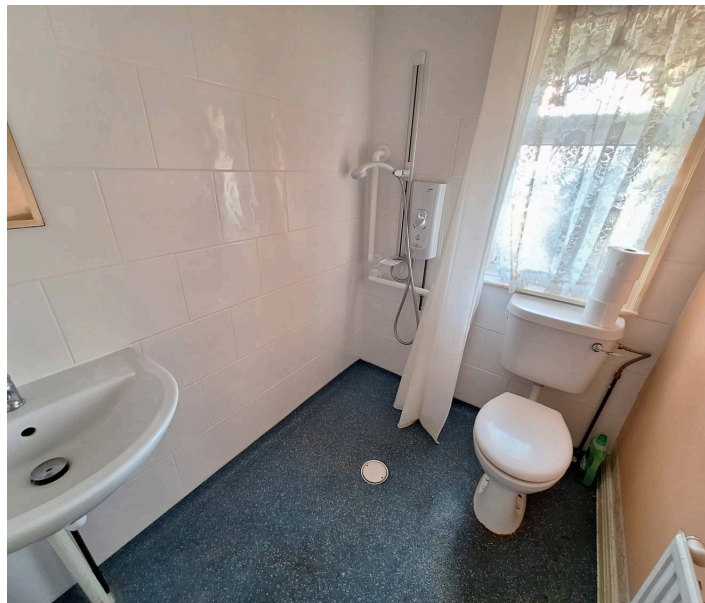
Double glazed window to rear, radiator.

### Wet Room

Opaque double glazed window to rear, low level WC, wash hand basin, electric shower, radiator.

### Garden

Patio area, leading to lawn with plants trees and bushes enclosed by timber fence boundary.





## Ground Floor

Approx. 30.7 sq. metres (330.4 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.4 sq. feet)



**Total area: approx. 61.5 sq. metres (661.8 sq. feet)**

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement



### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



Telephone: 02476 256 616  
Email: [sales@cartwriighthands.co.uk](mailto:sales@cartwriighthands.co.uk)  
121-123 New Union St, Coventry, CV1 2NT

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.