



10 Cole Court, Coundon, Coventry, CV6 1PY

Offers Over £250,000

cartwright  
hands



# 10 Cole Court

Coundon, Coventry

- Three bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Family Bathroom
- Master Bedroom with En-Suite
- Garage
- Garden
- Freehold
- EPC C (73)
- Council Tax Band C

This three bedroom Semi Detached family home is situated in a convenient location in Coundon, with easy access to the city centre as well as local shops, schools and amenities in Coundon. The accommodation features: entrance hall, downstairs WC, fitted kitchen, living room, three bedrooms and bathroom, master bedroom with En-suite shower room. Externally there is an enclosed garden to rear with a garage in a block. The property is offered with no onward chain.





## **Accommodation Comprises**

On the Ground floor

### **Entrance hall**

Door to front, stairs to first floor, doors to WC, kitchen & lounge.

### **Cloakroom**

Opaque double glazed window to side, low level WC, wash hand basin, radiator.

### **Fitted Kitchen**

Double glazed window to front, range of wall and base unit cupboards and drawers, one & quarter bowl stainless steel sink and drainer, plumbing for washing machine, space for dish washer, space for fridge/freezer, integrated four ring gas hob with cooker hood, integrated electric oven, cupboard housing wall mounted gas central heating boiler.

### **Lounge/Dining Room**

Double glazed window to rear, double doors to rear garden, under stairs cupboard, radiator.

## **On the First Floor**

Landing

### **Master Bedroom**

Double glazed window, radiator, door to en-suite shower room.

### **En-suite**

Shower cubicle with mains shower, low level WC, wash hand basin, radiator.





**Bedroom 2**

Double glazed window, radiator.

**Bedroom 3**

Double glazed window, radiator.

**Bathroom**

Opaque double glazed window, panelled bath with mixer shower, low level WC, wash hand basin, extractor fan.

**Garden**

Patio area leading to level lawn, enclosed by timber fence boundary.

**Garage**

Single garage to the rear of the garden with up & over door.

**Services**

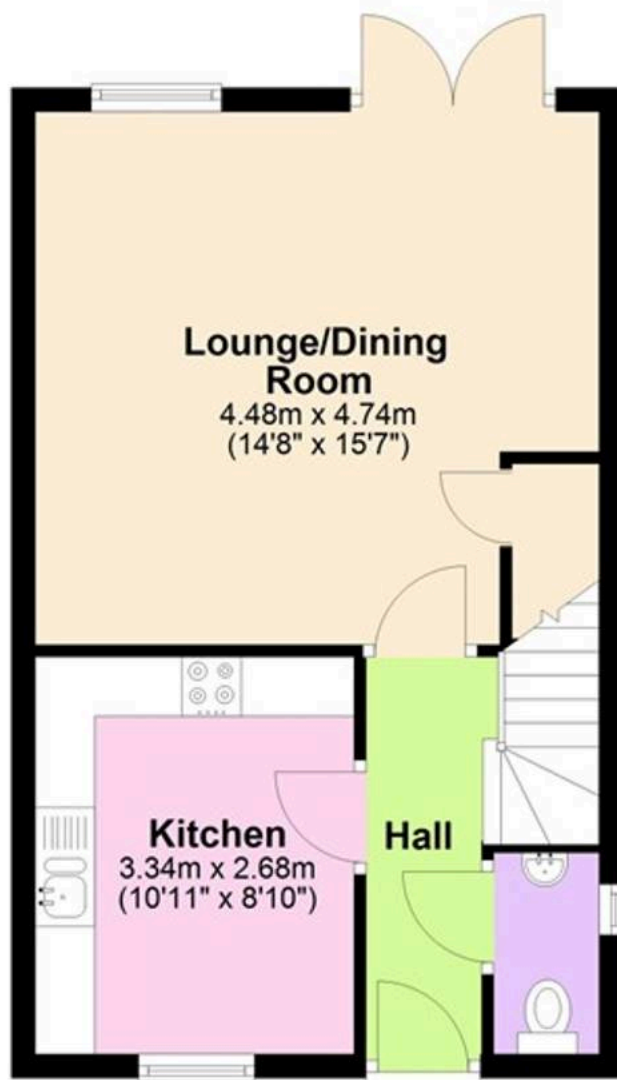
We believe all mains services are connected to the property (not tested).





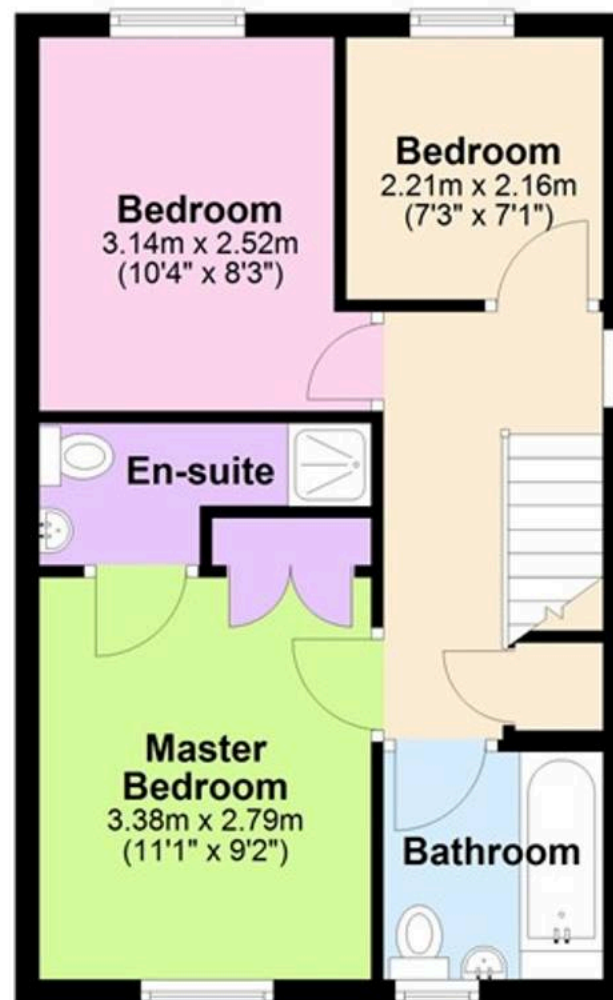
## Ground Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Total area: approx. 75.2 sq. metres (809.3 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 Note

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.



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