



6 Butler Crescent, Exhall, Coventry, CV7 9DA
£180,000

cartwright
hands

6 Butler Crescent

Exhall, Coventry

- Two Bedrooms
- Lounge/Diner
- Kitchen
- Wet Room
- Large Garden
- Freehold
- EPC C (71)
- Council Tax Band B

This two bedroom semi-detached house has huge potential for extension subject to the usual planning permission. The accommodation features: entrance hall, lounge/diner, kitchen, two bedrooms and a wet room. Externally there are gardens to the front, side and the rear. The property is offered with no onward chain.



Accommodation comprises

On the Ground floor

Entrance hall

Door to front, door to lounge and kitchen, stairs to first floor.

Lounge

Double glazed window to front, fire place, radiator, double glazed sliding doors to rear garden.

Kitchen

Double glazed window to rear, range of wall and base unit cupboards and drawers, one and quarter bowl sink and drainer, plumbing for washing machine, space for gas cooker, radiator, door to utility.

Utility

Double glazed window to side, door to rear garden.

Shed

Brick built shed providing useful storage space.

On the First floor

Landing

Bedroom one

Two double glazed windows to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Wet Room

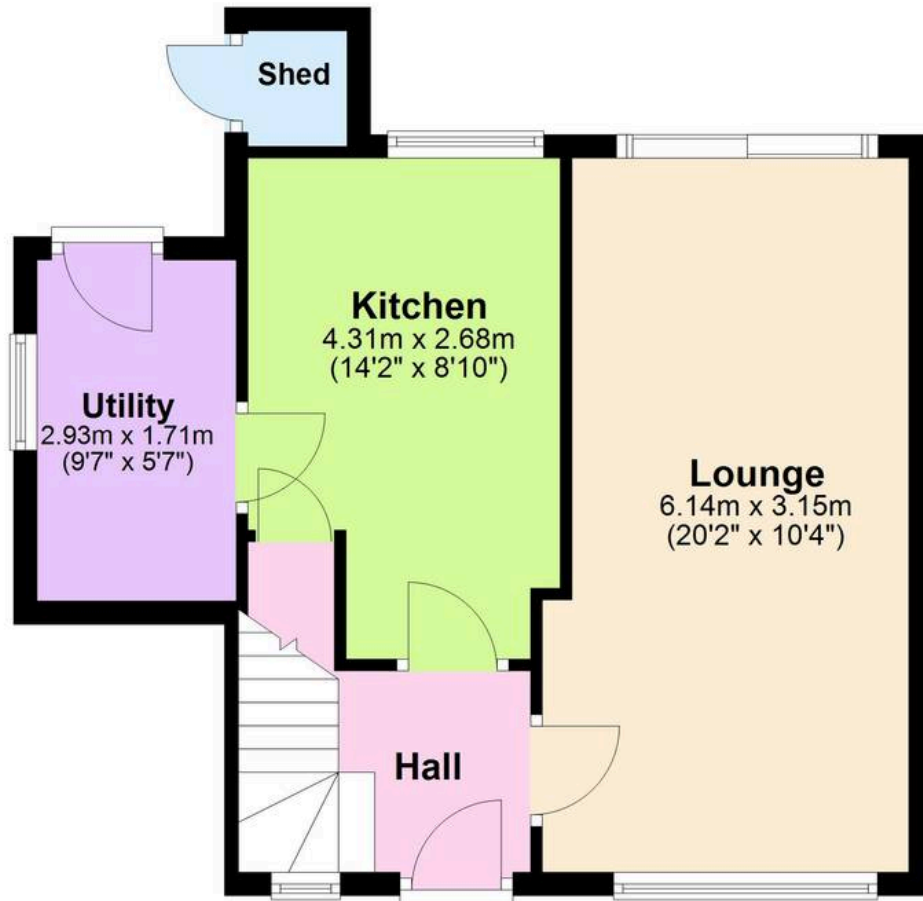
Opaque double glazed window to rear, shower, low level WC, wash hand basin.

Garden

There is large garden to the rear with potential for extension subject to usual planning consents, there is also gardens to the front and side.



Ground Floor



First Floor



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.

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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.

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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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