



£180,000

130 Windmill Road, Longford, Coventry, CV6 7BG

- ♥ NO CHAIN
- ♥ THREE BEDROOMS
- ♥ TWO BATHROOMS
- ♥ EXTENDED TO THE REAR

**\*\*NO CHAIN\*\*THREE BEDROOMS\*\* TWO BATHROOMS\*\* EXTENDED KITCHEN/DINING ROOM\*\* EPC RATING C\*\***

Benburys are delighted to present this charming three-bedroom family home. The property features a cosy lounge, an extended kitchen/dining room & sun room, a convenient downstairs wet room. Upstairs, you will find three bedrooms (two doubles and one single) and a modern fitted bathroom. The low-maintenance rear garden includes a brick-built garage, perfect for additional storage or parking.

This home is ideally located close to local schools, parks, shops, and motorway networks, making it an ideal choice for families.



## Property Description

**FRONT ASPECT** Low level shrubbery borders with pathway leading to the front entrance porch

**PORCH** A perfect introduction to the home and a space to remove wet coats or dirty shoes prior to entering the property. Having double glazed entrance door, side windows and tiled floor this added level of security is a great feature of this home.

**LOUNGE** Cosy lounge with hardwood laminate flooring, feature gas fire, stairs leading to the first floors, double glazed bay window and archway leading to the kitchen dining room.

**KITCHEN/DINING ROOM** Fitted with range of matching wood wall and base units including cupboards, drawers, built in gas hob and electric oven with cooker hood, inset one and a half bowl stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with additional space for upright fridge freezer along with plumbing for washing machine, finished with ceramic tiled flooring. A breakfast bar with stools allows the family to eat or socialise together. Central heating radiator and double glazed window to the rear aspect of the property completes this fantastic room.

**BEDROOM ONE** This good size double room enjoys built in wardrobes, central heating radiator, carpeted flooring and double glazed window overlooking the aspect of the property.

**BEDROOM TWO** Another double room with adequate space for wardrobes and units with central heating radiator, carpeted flooring and double glazed window overlooking the front aspect of the property.





**BEDROOM THREE** This room offers adequate proportions for a single bed and wardrobe or could be used as a great study/office space. There is a central heating radiator, carpeted flooring and a double glazed window overlooking the front aspect of the property.

**FAMILY BATHROOM** Fitted with a modern white suite which features a panel bath with combination shower unit over and glass screen, close low level W.C and pedestal wash basin. This fully tiled bathroom benefits from a central heated towel rail with tiled flooring and a double glazed opaque window to rear aspect.

**DOWNSTAIRS WET ROOM** Fitted with a modern white low level W.C, vanity unit wash hand basin and combination shower, extractor fan and obscure window to rear aspect.

**REAR ASPECT** To the rear is a low maintenance garden, with access to the brick built garage.

**VIEWINGS** We would be delighted to show you around this property.

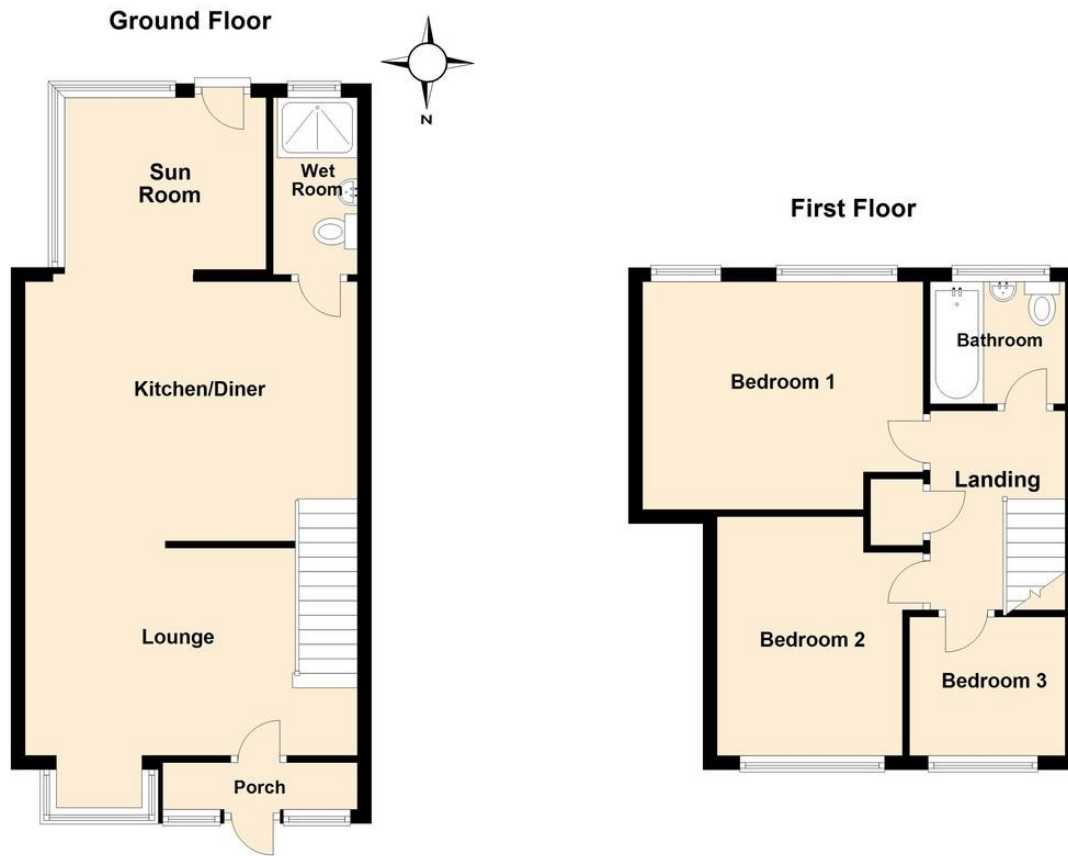
If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

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**AGENCY NOTES 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. Anti money laundering checks now have to be completed on both the buyer and the vendor.

**2:** These particulars do not constitute part or all of an offer or contract.



Total area: approx. 82.5 sq. metres (888.3 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY  
Plan produced using PlanUp.

- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements