



Glenn Street Holbooks Coventry CV6 4LE
£179,995

Benburys
SALES AND LETTINGS

No Chain – Ideal for First-Time Buyers or Investors

Benburys are pleased to present this three-bedroom family home, situated in a quiet cul-de-sac. The property offers a spacious lounge, a well-sized fitted kitchen, two double bedrooms, a single bedroom, and a family bathroom. Additional benefits include gas central heating, off-road parking to the front, and a generous enclosed rear garden.

Front Aspect

The property features a lawned front garden, a driveway with a dropped kerb, and side access to the rear garden.

Hallway

Provides access to the lounge with a central heating radiator and stairs leading to the first floor.

Lounge

12'4" x 11'5" (3.782 x 3.488)

A bright and airy space with a double-glazed front window and a double central heating radiator.

Kitchen

12' 3" x 14' 6" (3.66m 0.91m x 4.27m 1.83m)

Fitted with a range of matching base and wall units, including drawers and an inset stainless steel sink. The work surfaces are finished with complementary tiled splashbacks. The kitchen also includes a built-in oven and hob, a double central heating radiator, and laminate flooring. A double-glazed window and rear door provide access to the garden.

Bedroom one

11'6" x 7'8" (3.510 x 2.358)

A double room with a double-glazed front window and a double central heating radiator.

Bedroom Two

10'4" x 9'9" (3.162 x 2.985)

A second double room with a double-glazed rear window and a double central heating radiator.

Bedroom Three

7'7" x 7'10" (2.327 x 2.397)

A single room with a double-glazed front window and a double central heating radiator.

Family Bathroom

5'5" x 5'6" (1.654 x 1.678)

Includes a low-level WC, pedestal wash hand basin, electric shower over bath with tiled splash backs. A double-glazed obscure window to the rear provides natural light.

Rear Aspect

A spacious outdoor area with a patio, lawn and fenced boundaries. Side access leads to the front of the property.

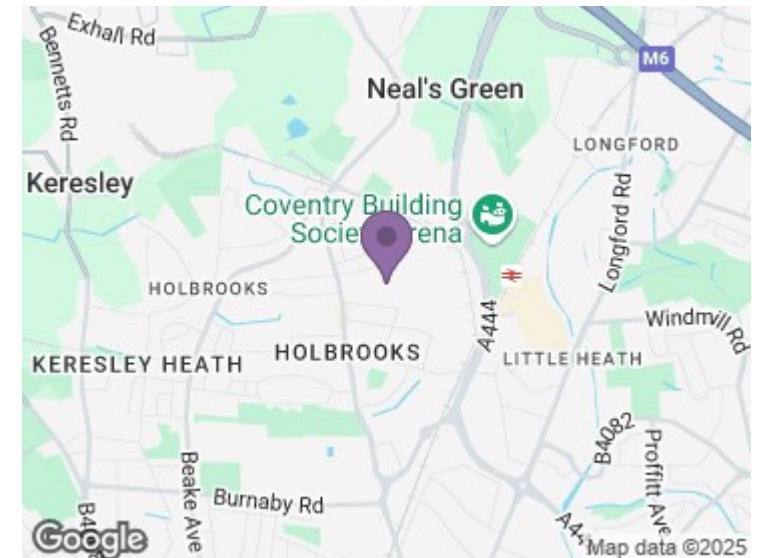
Agency Notes

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.
- 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.

Viewings

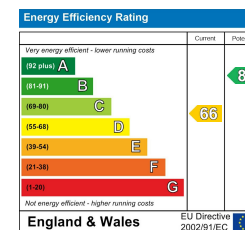
We would be delighted to show you around this property.

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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