

**Teachers Close Coundon Coventry CV6 1QG**  
**£169,950**

**Benburys**  
SALES AND LETTINGS

This semi-detached bungalow in Coundon offers a peaceful living experience for those over 60, or over 55 with a disability. The property features two well-proportioned bedrooms, an inviting reception room, bathroom with shower cubical and kitchen.

Residents can appreciate a communal lounge and laundry facilities, fostering a sense of community among neighbours. The property is situated in a peaceful cul-de-sac, ensuring a serene environment away from the hustle and bustle of city life.

For those with a vehicle, there is a parking space next to the bungalow.  
961 years remaining on the lease. £2040 per annum service charge which covers the grounds maintenance, window cleaning, 24 hour emergency pull cords, building insurance and exterior painting every 3 years.

**Entrance**  
**4'8" x 3'10" (1.438 x 1.184)**

Vinyl flooring, single central heating radiator and doors to the storage cupboard and lounge.

**Lounge**  
**13'5" x 10'5" (4.103 x 3.181)**

Double glazed bay window to front aspect, carpeted flooring and a double central heating radiator.

**Hallway**  
**3'11" x 3'2" (1.217 x 0.985)**

Carpeted flooring and doors leading to the lounge, bathroom and bedrooms.

**Kitchen**  
**9'4" x 8'9" (2.848 x 2.686)**

Fitted with matching wall and base units including cupboards and drawers, inset stainless steel sink unit with mixer tap, ample roll top work surfaces with complimenting tiled splash back areas, with space for a slimline upright fridge freezer and plumbing for a washing machine, integrated oven, hob and extractor. Finished with vinyl

**DISCLAIMER**

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flooring. Double glazed window to the side aspect of the property and cupboard housing the hot water tank.

**Master bedroom**  
**10'0" x 10'11" (3.049 x 3.351)**

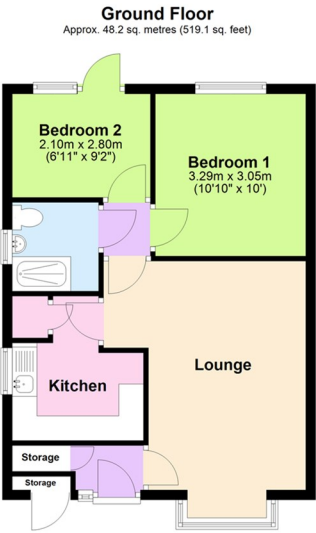
Having carpeted flooring, double central heating radiator, double glazed window to the rear aspect and a fitted wardrobe.

**Bedroom two**  
**9'3" x 6'9" (2.831 x 2.074)**

Carpeted flooring, single central heating radiator and PVC door leading into the rear garden.

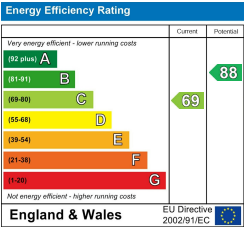
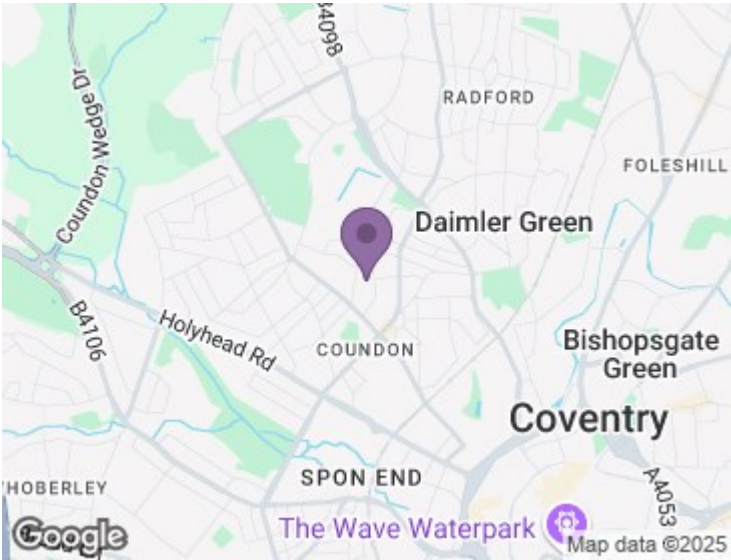
**Bathroom**  
**5'10" x 5'9" (1.803 x 1.755)**

Fitted with a white suite which features a shower cubical with electric shower which has a pull down seat and rail, low level W.C and pedestal wash basin. This fully tiled bathroom benefits from a heated towel radiator, vinyl flooring and a doubled glazed opaque window to side aspect.



Total area: approx. 48.2 sq. metres (519.1 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.



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