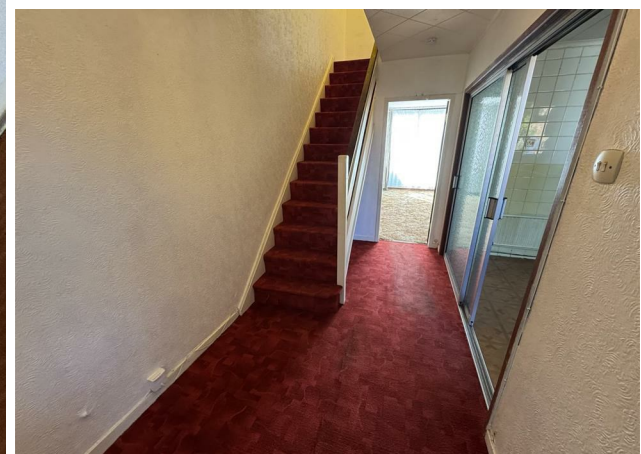




Branstree Drive Holbrooks Coventry CV6 6GB
£160,000

Benburys
SALES AND LETTINGS

Three bedroom mid terraced house in Holbrooks in need of modernisation. To the ground floor is a spacious lounge, kitchen and garage. Upstairs are three bedrooms and a bathroom with shower over bath. Partial double glazed windows, gas central heating, front and rear gardens and private driveway. This home is close to local amenities, schools, and transport links.

Hallway
13'1" x 8'0" (4.00 x 2.45)

Carpeted floor, double central heating radiator, sliding door into the kitchen and door leading into the lounge

Kitchen
8'5" x 13'1" (2.59 x 4.00)

Fitted with matching wall and base units including cupboards, drawers, built in gas hob with extractor hood and double electric oven, inset sink unit with mixer taps, tiled walls, space for undercounter fridge and plumbing for washing machine. Vinyl flooring, double glazed window to the front aspect and central heating radiator.

Living Room
14'8" x 15'2" (4.48 x 4.64)

Carpeted floor, double central heating radiator, gas fire, aluminium patio door leading into the garden

Bedroom 1
6'9" x 9'4" (2.06 x 2.86)

Single radiator, double glazed windows to the rear aspect, carpeted floor, fitted wardrobe, cupboard housing the boiler

Bathroom
5'0" x 8'2" (1.54 x 2.50)

Carpeted floor, fully tiled walls, central heating radiator, low level toilet, electric shower over bath and wash basin

Bedroom 2
12'7" x 8'2" (3.85 x 2.5)

Carpeted floor, double central heating radiator, double glazed windows to the front aspect

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.

Bedroom 3
6'3" x 9'1" (1.93 x 2.77)

Carpeted floor, double central heating radiator, double glazed window to the front aspect

Rear garden

Low maintenance garden, mainly laid to lawn and a patio area

Garage
8'0" x 18'5" (2.45 x 5.62)

Up and over door, lights, sockets and integral door into the house.

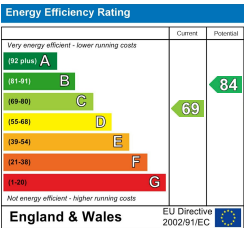
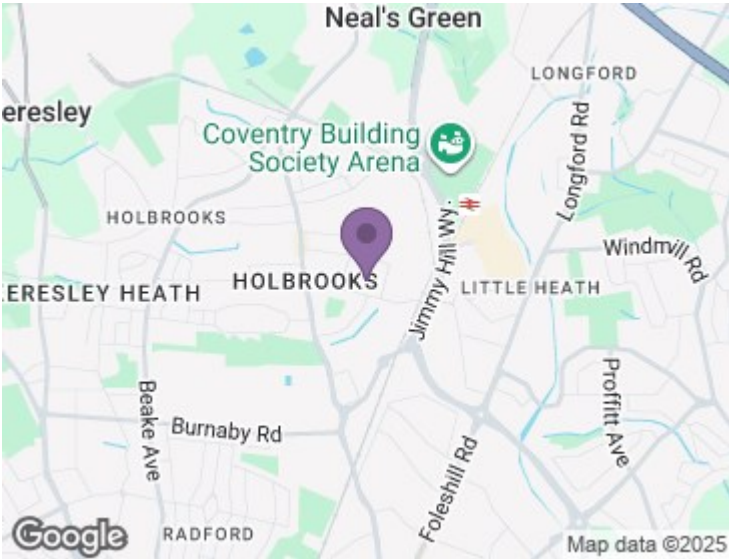
Money Laundering

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

www.benburys.co.uk



Benburys
SALES AND LETTINGS

20 Parkville Highway Coventry CV6 4HZ
Tel: 024 7666 1553
Email: enquiries@benburys.co.uk