



Priorsfield Road South Coundon Coventry CV6 1LP

£170,000



# Priorsfield Road South

## Coundon Coventry

- Three Double Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Bathroom
- Patio Garden
- EPC D (66)
- Council Tax Band A
- We believe all mains services are connected to the property (not tested).
- The property is freehold

Ideal first time buyer or investment property. This three bedroom terraced house is situated within easy reach of the local shops and amenities in Coundon. The accommodation features: entrance porch, entrance hall, lounge/diner, fitted kitchen, three double bedrooms, bathroom, small rear garden.



## On the ground floor

### Porch entrance

Double glazed door to front, double glazed window to front and side.

### Entrance Hall

Door to Lounge/diner, door to kitchen, stairs to first floor.

### Lounge

Double glazed window to rear, TV point.

### Dining Room

Double glazed bay window to front, radiator.

### Kitchen

Double glazed windows to side and rear, range of wall and base unit cupboards and drawers, single bowl sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, integrated electric oven and four ring gas hob with cooker hood, door to rear garden.

## On the first floor

### Bedroom 1

Double glazed window to rear, radiator.

### Bedroom 2

Double glazed window to front, radiator.

### Bedroom 3

Double glazed window to front.

### Bathroom

Opaque double glazed window to rear, panelled bath, low level WC, wash hand basin, radiator, storage cupboard.

### Garden

Patio seating area enclosed by timber fence boundary.





Total area: approx. 91.6 sq. metres (985.6 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement



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### Special Note

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.

If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

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.

### Disclaimer

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Telephone: 02476 256 616  
Email: [sales@cartwriighthands.co.uk](mailto:sales@cartwriighthands.co.uk)  
121-123 New Union St, Coventry, CV1 2NT

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