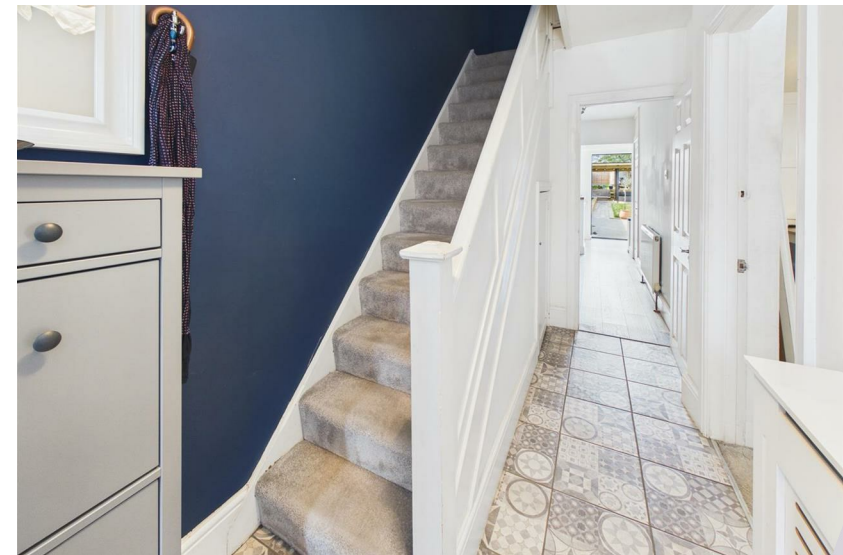




Macaulay Road, Wyken, Coventry

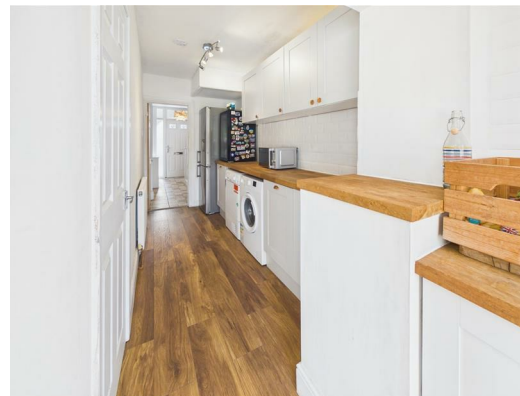
3 Bedroom House - Mid Terrace

£240,000



FOR SALE

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LETTINGS AND SALES



EXCELLENT LOCATION A substantial three bedroom terrace family home with double glazing and gas central heating throughout which is situated close to UHCW and is well situated for transport links and school catchments. Briefly comprises of a spacious lounge/diner, extended and modern fitted kitchen with a range of wall and base units, integrated electric hob, oven, Velux sky lights and bi-folding doors to garden. To the first floor the tiled bathroom features a white suite with P-shape bath with dual head thermostatic shower, W/C and hand wash basin. Externally the property benefits from a driveway to front and a large garden with patio and garage to rear with vehicular access.

Kitchen

4.24m (max) x 3.42m (max) (13'10" (max) x 11'2" (max))

Full width extended kitchen with modern fitted units to include integrated electric hob/ oven and double glazed bi-folding doors to garden.

Living Room/ Dining Room

2.76m x 7.38m (9'0" x 24'2")

Double glazed bay window to front, large lounge/diner with carpet.

Bedroom 1

3.06m x 3.95m (10'0" x 12'11")

Double glazed bay window to front, large bed room with real oak flooring

Bedroom 2

3.19m x 3.42m (10'5" x 11'2")

Double glazed window to rear with views of garden, large double room with engineered wood flooring.

Bedroom 3

1.84m x 2.36m (6'0" x 7'8")

Double glazed window to front, single room with laminate flooring.

Bathroom

2.22m x 2.52m (7'3" x 8'3")

Double glazed window to rear, modern white suite to include bath with dual head thermostatic shower, W/C and hand wash basin with wood effect tile flooring.

Viewings

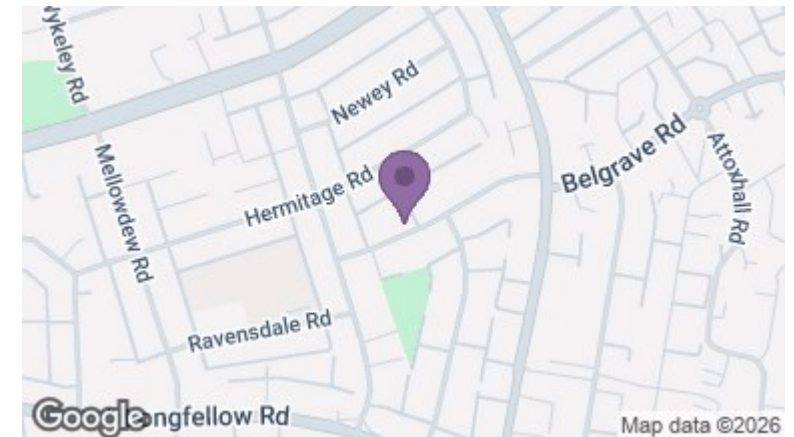
Viewings are strictly by appointment only via Archer Bassett.

Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC