

Common Lane, Corley Moor

3 Bedroom House - End Terrace

£369,950



FOR SALE

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Set in the sought after location of Corley Moor on the rural outskirts of Coventry this three bedroom end of terrace home requires some cosmetic refurbishment but has excellent potential and scope to extend (subject to the relevant planning permission) to create a superb family home. The property benefits from gas central heating & double glazing throughout and briefly comprises of two receptions rooms, the rear of which is a large lounge/dining room leading onto a south-facing conservatory, kitchen with separate utility area, three well-sized bedrooms and a family bathroom with bath and separate shower enclosure. There is a large driveway to the front with large and well-kept garden to the rear which leads to a garage with rear vehicular access.

Living Room
3.83m x 3.60m (12'6" x 11'9")
Double glazed window to front, reception room with feature gas fireplace.

Second Living Room
4.82m x 5.08m (15'9" x 16'7")
Double glazed patio doors leading to conservatory, spacious lounge/diner with built in under stair storage.

Kitchen
2.52m x 3.86m (8'3" x 12'7")
Double glazed window to rear and door to garden. A fitted kitchen with a range of wall and base units with integrated gas hob and electric oven.

Conservatory
4.58m x 2.42m (15'0" x 7'11")
Double glazed dual aspect windows, good sized conservatory overlooking the south facing gardens with views over fields behind.

Bedroom 1
2.54m x 3.54m (8'3" x 11'7")
Double glazed window to front, double room located on the ground floor with fitted wardrobes.

Bedroom 2
3.27m x 3.60m (10'8" x 11'9")
Double glazed window to front with views of open countryside, large double room with fitted wardrobes and built in storage cupboard.

Bedroom 3
2.44m x 3.27m (8'0" x 10'8")
Double glazed window to rear with views over open countryside. Large double room with fitted wardrobes.

Bathroom
1.89m x 2.37m (6'2" x 7'9")
Double glazed window to rear with privacy glass, part tiled bathroom with white suite to include bath and separate show enclosure, W/C and hand wash basin.

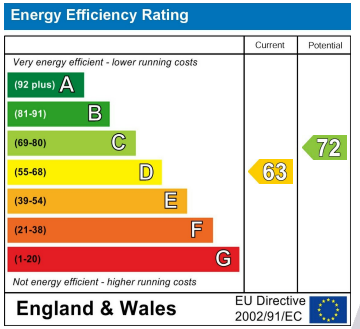
Tenure - Freehold
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings
Viewings are strictly by appointment only via Archer Bassett.

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.







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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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