



Bright Street, Foleshill, Coventry CV6 5EB
£140,000

archerbassett
LETTINGS AND SALES

A spacious two double bedroom family home in Foleshill features double glazing, gas central heating and is situated close to local amenities. Briefly comprising of two spacious reception rooms, a fitted kitchen with a range of wall and base units, a modern tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin. Externally there's a private rear garden with patio.

Lounge

10'6" x 11'2" (3.20m x 3.41m)

Double glazed window to front, spacious lounge with laminate flooring

Dining Room

10'6" x 10'2" (3.19m x 3.11m)

Double glazed window to rear, spacious dining room with laminate flooring

Kitchen

8'10" x 5'11" (2.70m x 1.80m)

Double glazed window to side, fitted kitchen with a range of wall and base units.

Bathroom

5'9" x 8'2" (1.76m x 2.50m)

Dual aspect double glazed windows with privacy glass, refurbished modern bathroom with bath and shower over, W/C and hand wash basin.

Bedroom 1

6'7" x 11'2" (2.00m x 3.40m)

Double glazed window to front, large double room with feature fireplace and storage cupboard.

Bedroom 2

10'6" x 11'2" (3.19m x 3.40m)

Double glazed window to rear, large double room with storage cupboard.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

DISCLAIMER

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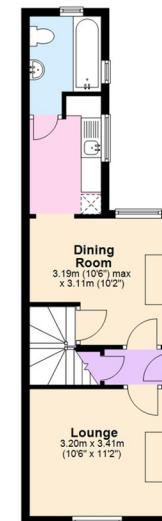
Tenure - Freehold

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.

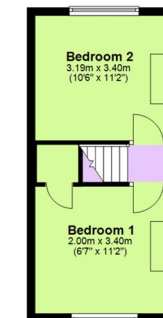
Agent Notes

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.

Ground Floor
Approx. 34.2 sq. metres (367.7 sq. feet)

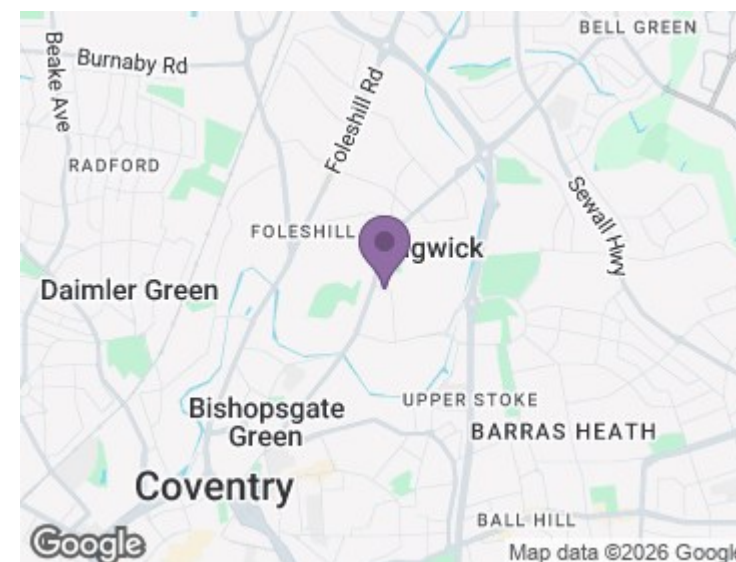


First Floor
Approx. 23.7 sq. metres (255.6 sq. feet)



Total area: approx. 57.9 sq. metres (623.3 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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