







John Shelton Drive Holbrooks Coventry CV6 4PE

£295,000

Benburys
SALES AND LETTINGS

BEING SOLD WITH SITTING TENANT Benburys are please to present this detached three-bedroom house set on a generous corner plot in Holbrooks. To the ground floor there is a downstairs WC, spacious lounge, kitchen/dining room and a conservatory. Upstairs are three bedrooms, the master benefitting from an en-suite and a family bathroom with shower over bath. Gardens to the front and sides of the property, garage and driveway.

Hallway
23'5" x 3'1" (7.15 x 0.94)
Carpeted flooring, single central heating radiator, doors leading to the downstairs WC and living room

W/C
4'10" x 2'9" (1.48 x 0.85)
Laminated flooring, single central heating radiator, double glazed window to the side aspect, pedestal wash basin, low level toilet

Living Room
14'4" x 12'0" (4.39 x 3.67)
Carpeted flooring, two double glazed windows to the front and side aspect, single central heating radiator, chrome light fitting

Kitchen / Diner
15'2" x 11'1" (4.64 x 3.38)
Tiled flooring, single central heating radiator, chrome flush light fitting, matching wood effect kitchen wall and base units, range cooker with extractor fan over, space for washing machine and fridge/freezer, stainless steel sink unit with mixer tap, under stairs storage cupboard double glazed windows to the side aspect and French doors leading into the conservatory

Conservatory
19'1" x 9'7" (5.82 x 2.93)
Tiled flooring, single central heating radiator, ceiling fan light fitting, French doors leading into the garden

Landing
9'1" x 5'4" (2.78 x 1.63)
Carpeted flooring, single central heating radiator, doors to the bedrooms and bathroom

Bedroom 1
11'3" x10'0" (3.44 x3.06)
Carpeted flooring, single central heating radiator, ceiling fan light fitting, fitted wardrobe and double glazed window to front aspect

En-suite
6'7" x 4'10" (2.01 x 1.48)
Laminated flooring, half tiled bathroom, shower cubicle with electric shower, pedestal wash basin and low level toilet, extractor fan and double glazed window to the side aspect

Bedroom 2
10'2" x 9'1" (3.11 x 2.77)
Carpeted flooring, single central heating radiator, ceiling fan light fitting, double glazed window to side aspect

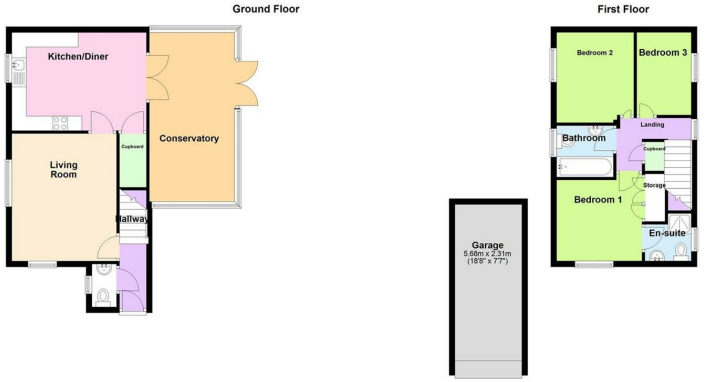
Bedroom 3
8'11" x 6'5" (2.72 x 1.97)
Carpeted flooring, single central heating radiator, ceiling fan light fitting, double glazed window to side aspect

Bathroom
6'5" x 5'9" (1.96 x 1.77)
Laminated flooring, half tiled bathroom, electric shower over bath with shower screen, pedestal wash basin, low level toilet, extractor fan and double glazed window to the side aspect

Garage
18'7" x 7'6" (5.68 x 2.31)
Up and over door, lights and sockets

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.

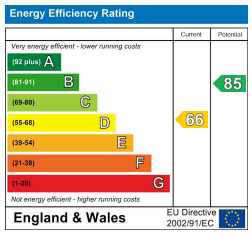
Agency Notes
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the 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.





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