

**360°**  
VIRTUAL TOUR  
ONLINE  
VIEWING



Witnell Road, Daimler Green, Coventry CV6 3LF  
Offers Over £245,000

**archerbassett**  
LETTINGS AND SALES

**\*\*NO ONWARD CHAIN\*\*** A modern and well presented three bedroom link detached house on a popular development close to the City Centre. The property has undergone recent cosmetic refurbishment and benefits from double glazing and central heating throughout. The ground-floor comprises of a fully fitted kitchen/diner with integrated gas hob and electric oven, a downstairs cloakroom with W/C and a spacious living room. To the first floor are the three double bedrooms with the master featuring an ensuite shower room, and a family bathroom with white suite to include bath, W/C and hand wash basin. The property also benefits from a good sized low maintenance rear garden with patio and lawn, a lawned front garden and private driveway for multiple cars and a garage.

**Lounge**  
**14'6" x 7'8" (4.42m x 2.34m)**

Double glazed bay window to front, spacious lounge with carpet.

**W/C**  
**5'1" x 2'11" (1.55m x 0.91)**

Double glazed window to front with privacy glass, ground floor cloak room with W/C and hand wash basin.

**Kitchen**  
**9'7" x 14'9" (2.94m x 4.50m)**

Double glazed window to rear and patio doors leading to garden. A modern fitted kitchen with a range of wall and base units and integrated gas hob and electric oven, also including built in under stair storage.

**Bedroom 1**  
**8'11" x 9'7" (2.73m x 2.93m)**

Double glazed window to front, large double room with carpet, built in wardrobes and access to ensuite shower room.

**Ensuite**  
**4'0" x 4'11" (1.22m x 1.50m)**

Double glazed window to front with privacy glass, tiled ensuite with shower cubicle, W/C and hand wash basin.

**Bedroom 2**  
**8'2" x 8'5" (2.50m x 2.58m)**

Double glazed window to rear, double room with carpet.

**Bedroom 3**  
**9'0" x 6'1" (2.76m x 1.87m)**

Double glazed window to rear, double room with carpet.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Bathroom**  
**6'9" x 5'0" (2.06m x 1.53m)**

Double glazed window to side with privacy glass. Tiled bathroom with white suite to include bath, W/C and hand wash basin.

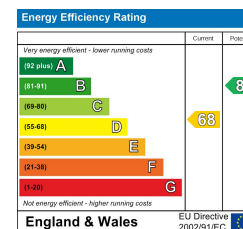
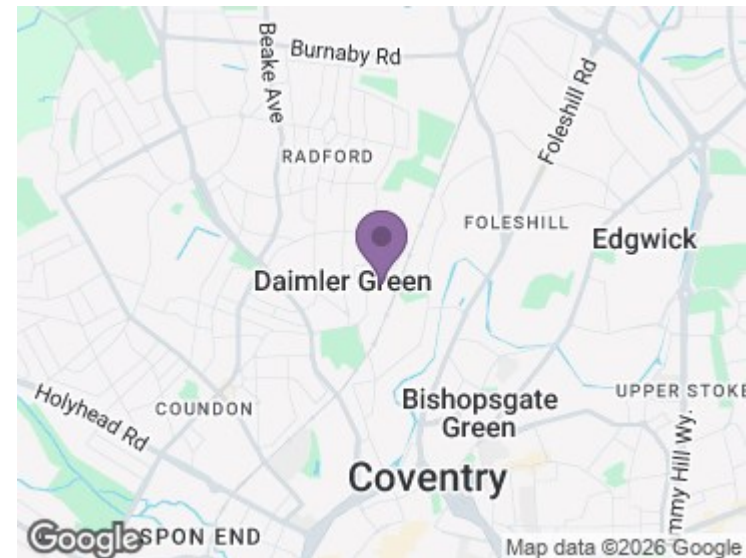
**Garage**  
**18'5" x 8'5" (5.62m x 2.59m)**

Located on the side of the property with electric supply, an up and over door and rear access into the garden.

**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.



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