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25 Purcell Road, Courthouse Green, Coventry, CV6 7JY
£175,000

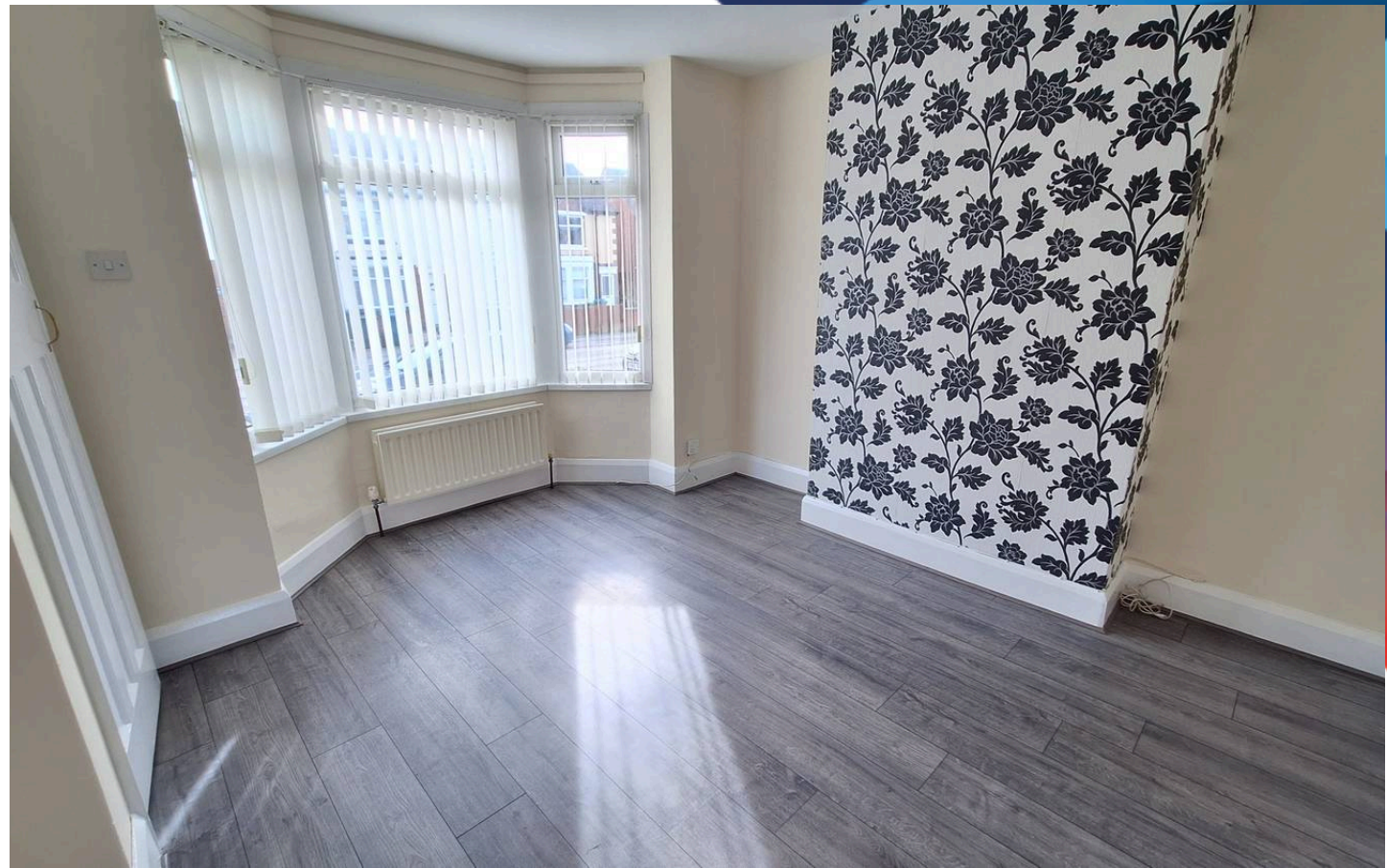
cartwright
hands

25 Purcell Road

Coventry

- Two Bedrooms
- Lounge
- Kitchen/Diner
- Bathroom
- Garden
- Garage
- No Chain
- Freehold
- EPC C (71)

This two bedroom house is situated in a popular location in Court House Green, within easy reach of the local shops and schools. The accommodation features: entrance hall, lounge, kitchen/diner, two bedrooms and bathroom. Externally there is an enclosed garden to the rear, patio area leading lawned area, enclosed by timber fence boundary and a single garage to the rear of the garden. The property is offered with no onward chain.



Accommodation comprises

Entrance Hall

Door to front, door to lounge, stairs to first floor.

Lounge

Double glazed bay window to front, radiator, door to kitchen/diner.

Kitchen/Dining Room

Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, plumbing for washing machine, integrated electric oven, integrated four ring gas hob with cooker hood, wall mounted gas central heating boiler, double glazed door to rear garden.

On the First Floor

Landing

Bedroom One

Two double glazed windows to front, radiator.

Bedroom Two

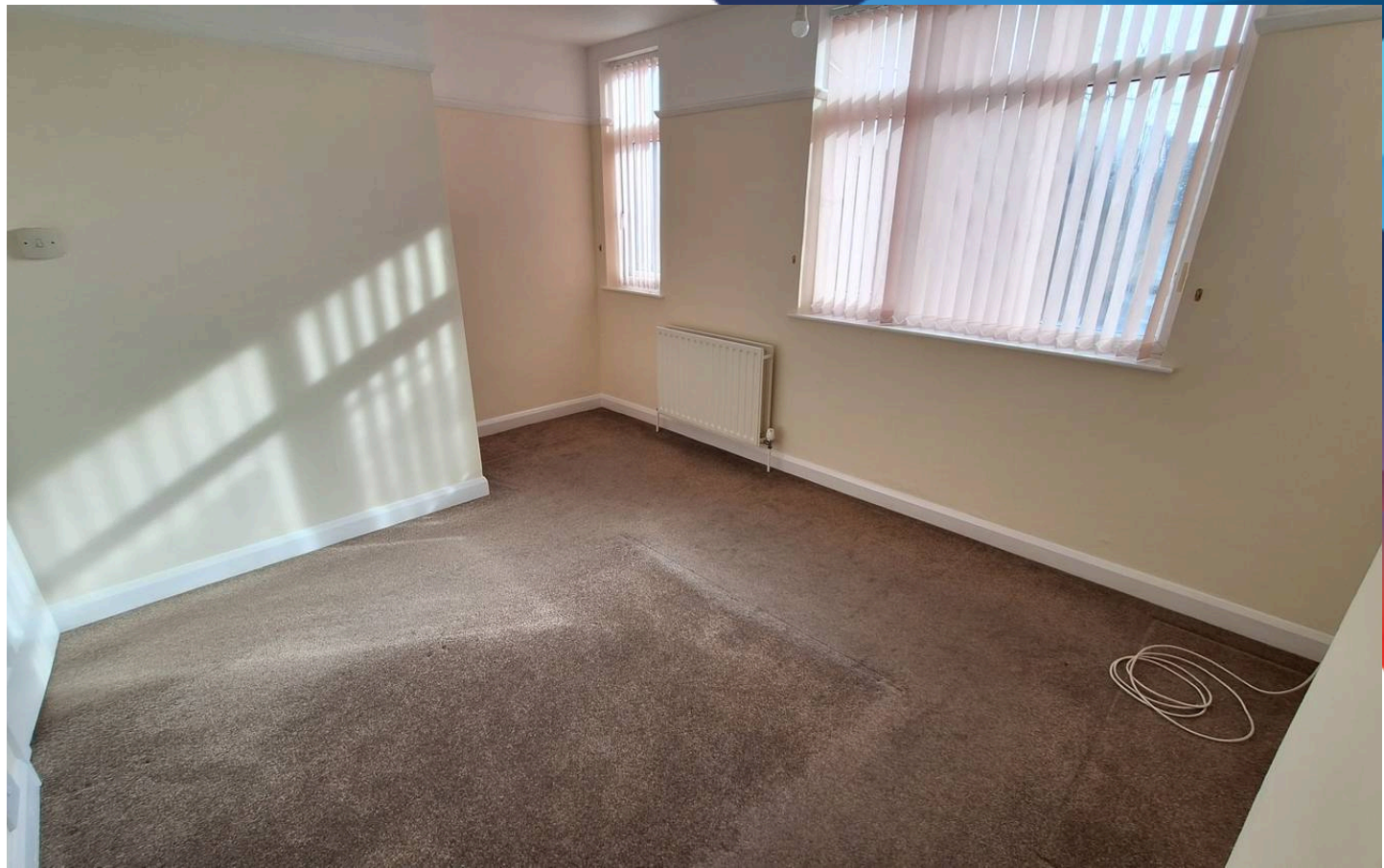
Double glazed window to rear, radiator.

Bathroom

Opaque double glazed window to rear, panelled bath with mixer shower, low level WC, wash hand basin.

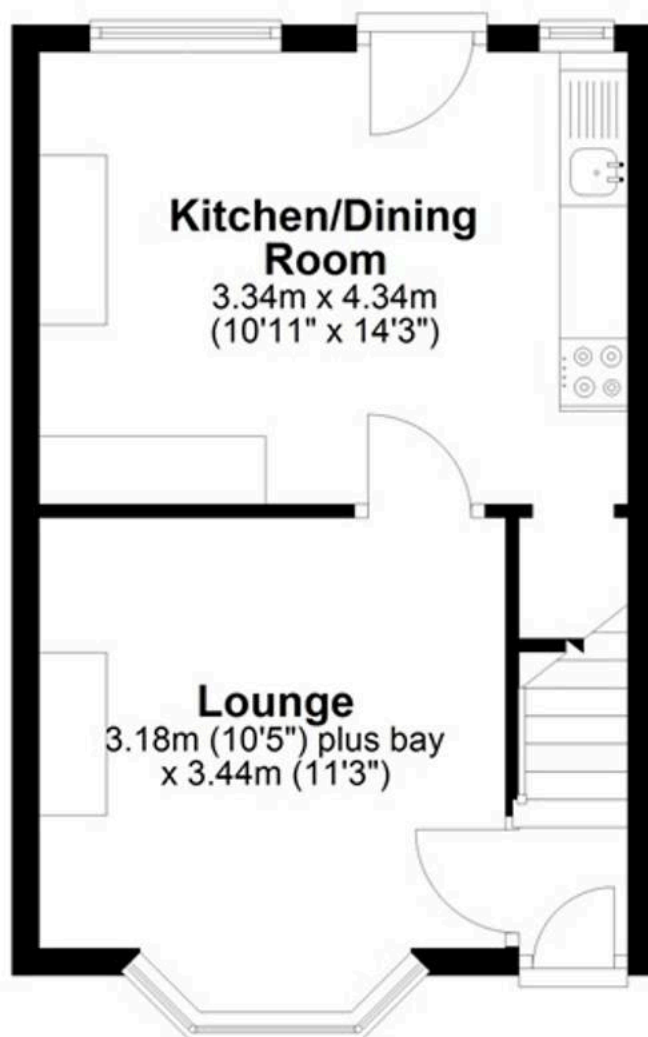
Rear Garden

Patio area leading lawned area enclosed by timber fence boundary, single garage to the rear of the garden.



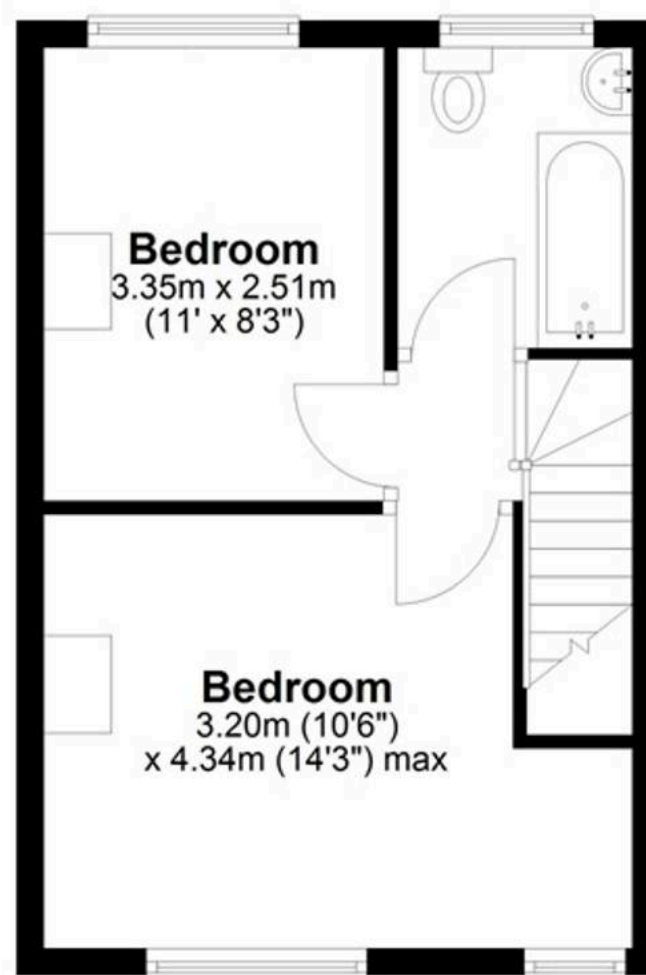
Ground Floor

Approx. 29.0 sq. metres (312.2 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



Total area: approx. 57.9 sq. metres (623.1 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

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