

Frilsham Way, Coventry

3 Bedroom House - Semi-Detached

£270,000



FOR SALE

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LETTINGS AND SALES







EXCELLENT LOCATION A well presented, substantial three bedroom semi detached home set in the desirable area of Allesley Park, close to local amenities with double glazing and central heating. Briefly comprising of porch, entrance hall, spacious lounge with feature fireplace . The kitchen/diner features a modern fitted kitchen with integrated electric hob, oven and grill and French Door leading to the patio. To the first floor are three well proportioned bedrooms, two doubles, both with ample fitted wardrobes and a single room with built in storage and a modern bathroom with white suite to include bath with shower over, W/C and hand wash basin. Other benefits include a driveway to the front and private rear garden with lawn, two patio areas and garage.

Porch
2.14m x 0.92m (7'0" x 3'0")
Double glazed Patio doors and windows.

Living Room
3.58m x 4.17m (11'8" x 13'8")
Double glazed window to front, spacious lounge with laminate floor and feature fireplace

Kitchen/Diner
5.52m x 2.74m (18'1" x 8'11")
Double glazed window to rear and French Doors to garden. Modern fitted kitchen with a range of wall and base units to include integrated electric hob, oven and grill with additional dining space.

Bedroom 1
3.47m x3.98m (11'4" x13'0")
Double glazed window to front, large double bedroom with fitted wardrobes

Bedroom 2
3.42m x 2.94m (11'2" x 9'7")
Double glazed window to rear with garden views, double room with fitted wardrobes.

Bedroom 3
2.10m x 2.70m (6'10" x 8'10")
Double glazed window to front, generous single room with built in storage cupboard.

Bathroom
1.99m x 1.67m (6'6" x 5'5")
Double glazed window to rear with provacy glass, tiled bathroom with bath and shower over, W/C and hand wash basin.

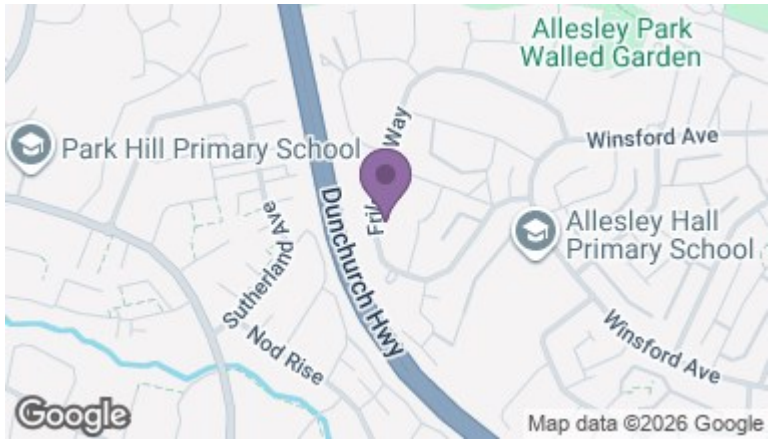
Garage
2.48m x 4.81 (8'1" x 15'9")
Garage with side opening doors and electric supply.

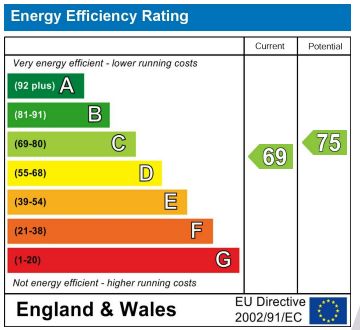
Viewings
Viewings are strictly by appointment only via Archer Bassett.

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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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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