

360°  
VIRTUAL TOUR  
ONLINE  
VIEWING



Poole Road, , Coventry CV6 1HW  
£190,000

archerbassett  
LETTINGS AND SALES

**\*FULL WIDTH EXTENSION\*** This extended three-bedroom terraced home presents a fantastic opportunity for buyers seeking space, versatility and future potential. Planning permission has already been granted for a two-storey rear extension and a detached outbuilding ideal for use as a home office (Planning Ref: HH/2021/3503), making this an exciting prospect for those looking to add value or create their perfect layout.

The ground floor offers a stylish modern lounge and a spacious extended kitchen/diner, fitted with a range of wall and base units. To the first floor, the property features two well-proportioned double bedrooms, a generous single bedroom with built-in storage, and a fully tiled family bathroom complete with a white suite, bath with shower over, WC and washbasin.

Outside, the property benefits from a low-maintenance paved fore-garden, while the large rear garden provides both patio and lawned area. Additional features include double glazing and gas central heating throughout.

### Lounge

**11'7" x 11'8" (3.55m x 3.57m)**

Double glazed window to front, spacious lounge with laminate flooring.

### Dining Room

**14'7" x 10'2" (4.47m x 3.12m)**

Large dining room with laminate flooring and built in under stair storage, leads to kitchen.

### Kitchen

**12'3" x 9'4" (3.75m x 2.85m)**

Double glazed window to rear and UPVC door to garden. A large extended kitchen with a range of wall and base units.

### Bedroom 1

**7'9" x 12'0" (2.37m x 3.66m)**

Double glazed window to front, large double room with carpet.

### Bedroom 2

**11'7" x 10'4" (3.54m x 3.16m)**

Double glazed window to rear, large double room with carpet.

### Bedroom 3

**7'7" x 9'4" (2.33m x 2.87m)**

Double glazed window to front, good sized bedroom with carpet and built in storage.

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### Bathroom

**5'0" x 5'10" (1.54m x 1.78m)**

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

### Tenure - Freehold

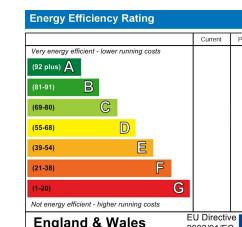
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

### Agent Notes

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