



Glendower Avenue, Whoberley, Coventry CV5 8BG  
£225,000

archerbassett  
LETTINGS AND SALES

**\*NO ONWARD CHAIN\*** This generously sized family home is double glazed and central heated throughout and is located close to local amenities with good transport links to the A45. Briefly comprises of a front reception room with large box window and feature fireplace, an open plan modern kitchen / dining area with an integrated electric oven & gas hob leading through to the separate utility area. To the first floor are three good size bedrooms and a tiled family bathroom with white suite, bath with shower over, W/C and hand wash. To the exterior is a blocked paved driveway for two cars at the front and to the rear is an enclosed south facing garden with a large double garage.

**Lounge**  
**13'7" x 11'5" (4.14m x 3.49m)**

Double glazed box window to front, spacious lounge with feature fireplace.

**Kitchen/Dining Room**  
**12'6" x 18'8" (3.80m x 5.69m)**

Double glazed French doors to garden, large kitchen/diner with a range of wall and base units to include integrated gas hob and oven.

**Utility**  
**8'10" x 6'3" (2.70m x 1.90m)**

Dual aspect windows and UPVC door to garden, utility area with wall and base units.

**Bedroom 1**  
**11'10" x 9'11" (3.60m x 3.02m)**

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

**Bedroom 2**  
**12'6" x 11'2" (3.80m x 3.40m)**

Double glazed window to rear, large 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.

**Bedroom 3**  
**8'10" x 7'10" (2.70m x 2.40m)**

Double glazed window to front, generously sized single room with carpet.

**Bathroom**  
**6'5" x 6'0" (1.96m x 1.83m)**

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

**Garage**  
**16'0" x 17'8" (4.9m x 5.4m)**

Two up and over doors, large double garage with rear vehicular access.

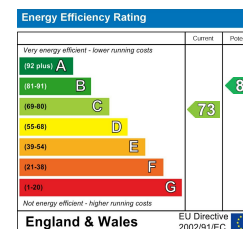
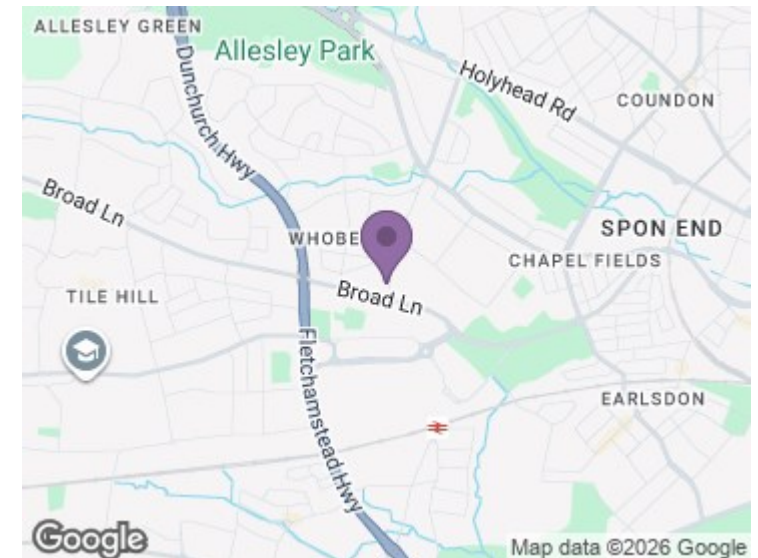
**Viewings**  
 Viewings are strictly by appointment only via Archer Bassett.

**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



Total area: approx. 116.3 sq. metres (1252.3 sq. feet)  
 This plan is for illustrative and guidance purposes only and should be used as a guide to any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the agent for any errors, omissions or misrepresentation.  
 Plan produced using PlanIt.



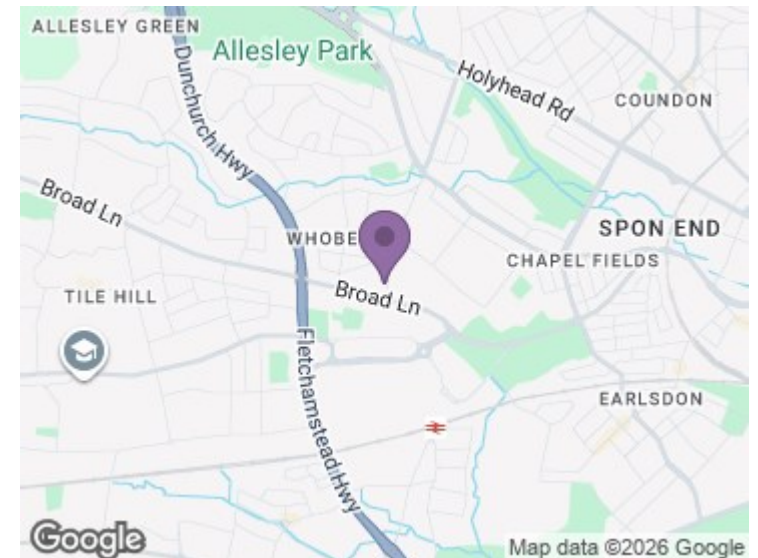
67 Hertford Street, Coventry CV1 1LB  
**024 7623 7500**  
 sales@archerbassett.co.uk  
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measurements before committing to any offer.  
 5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



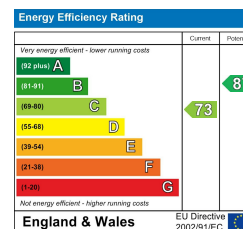
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