



## Bell Green Road, Coventry

3 Bedroom House - End Terrace

**£220,000**



FOR SALE

**archer  
bassett**  
LETTINGS AND SALES





**\*\*CHAIN FREE\*\*** A well presented end terrace home in the popular Bell Green area close to local amenities and with excellent transport links. Briefly comprising of a large lounge/dining room, downstairs W/C, Utility room and a modern fitted kitchen with a range of white high gloss wall and base units with an integrated gas hob and electric oven. To the first floor there are two spacious double bedrooms, a further single room and the family bathroom features a white suite to include bath with shower over, W/C and hand wash basin. Other benefits include low maintenance garden to front, off road parking to rear with additional large garage, double glazing and central heating.

#### Entrance Hall

Entrance hall with UPVC front door

#### WC

**1.37m x 0.9m (4'5" x 2'11")**

Double glazed window to side, ground floor W/C

#### Lounge/Diner

**5.19m x 4.73m (17'0" x 15'6")**

Double glazed window to front, spacious lounge/diner with carpet.

#### Kitchen

**3.33m x 2.13m (10'11" x 7'0")**

Double glazed window to rear, modern fitted kitchen with a range of high gloss wall and base units with integrated gas hob and electric oven.

#### Utility Room

**2.30m x 2.13m (7'7" x 7'0")**

Double glazed dual aspect windows and UPVC door to garden.

#### Bedroom 1

**4.67m x 2.83m (15'4" x 9'3")**

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

#### Bedroom 2

**3.57m x 2.83m (11'9" x 9'3")**

Double glazed window to rear, large double room with built in storage.

#### Bedroom 3

**3.30m x 1.80m (10'10" x 5'11")**

Double glazed window to front, single room with carpet.

#### Bathroom

**2.65m x 1.59m (8'8" x 5'2")**

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

#### Garage

**6.12m x 2.50m (20'1" x 8'2")**

Integral garage with up and over door.

#### Viewings

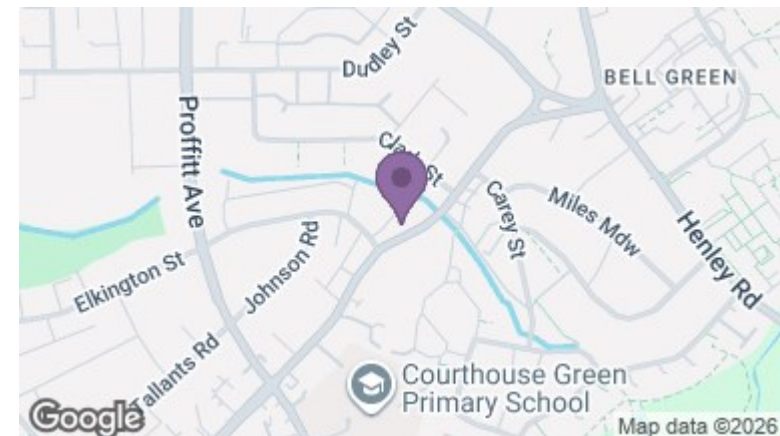
Viewings are strictly by appointment only via Archer Bassett.

#### 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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

FOR SALE

archer  
bassett  
LETTINGS AND SALES

#### 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.

**Archer Bassett** | 477 Holyhead Road Coventry CV5 8HU

**024 7659 2255** | sales@archerbassett.co.uk | archerbassett.co.uk