



Westcotes, Tile Hill, Coventry

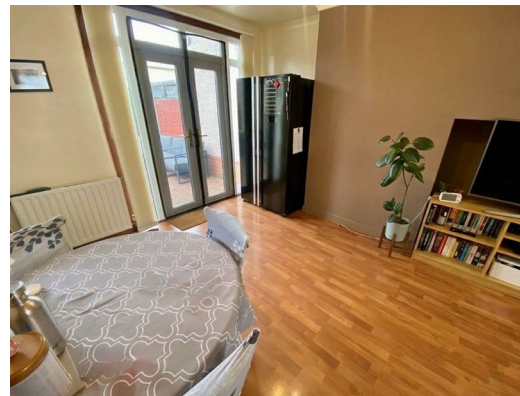
3 Bedroom House - End Terrace

£215,000



FOR SALE

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LETTINGS AND SALES



****NO ONWARD CHAIN**** A very well presented three bedroom end terraced family home in popular location benefitting from gas central heating and double glazing throughout. Briefly comprising of a large through lounge/diner, fitted kitchen with a range of base & wall units and family bathroom with shower. Externally there is a block paved driveway to the front and to the rear is a good size well maintained enclosed garden.

Lounge/Diner

7.11m x 3.35m (23'4" x 11'0")

Double glazed bay window to front and French door to rear. Spacious lounge diner with feature fireplace and laminate flooring.

Kitchen

3.54m x 2.00m (11'7" x 6'7")

Double glazed window and UPVC door to rear. Fitted kitchen with a range of wall and base units.

Bedroom 1

4.20m x 2.90m (13'9" x 9'6")

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

Bedroom 2

3.14m x 3.41m (10'4" x 11'2")

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

Bedroom 3

2.60m x 2.10m (8'6" x 6'11")

Double glazed window to front, single room.

Bathroom

1.59m x 1.75m (5'3" x 5'9")

Double glazed window to rear, white suite with P-Shaped bath with shower over, W/C and hand wash basin.

Viewings

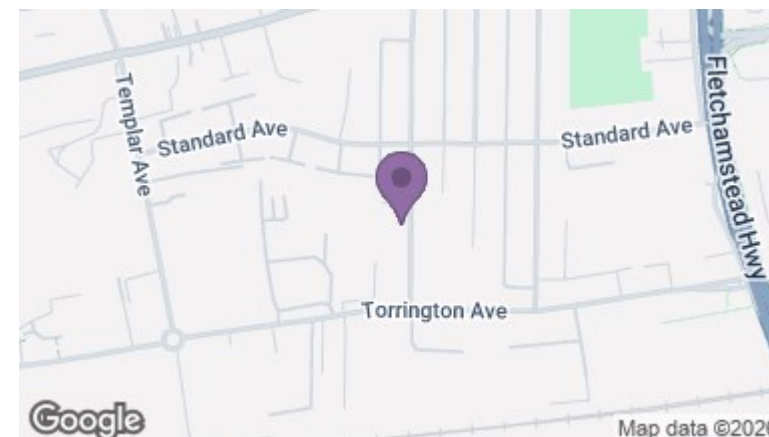
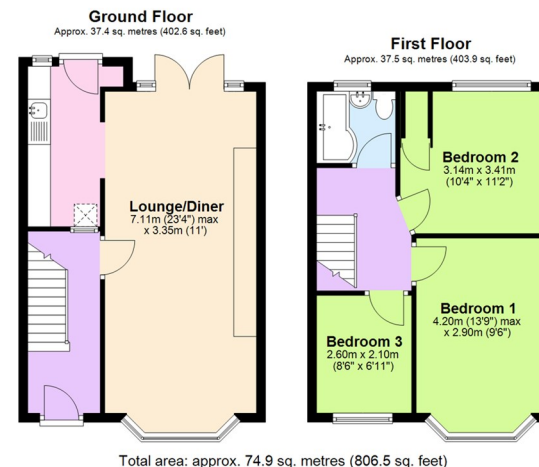
Viewings are strictly by appointment only via Archer Bassett.

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.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC