







# Nunts Lane Holbrooks Coventry CV6 4HD

## Offers Over £210,000

Benburys
SALES AND LETTINGS

This three-bedroom end-terrace house on Nunts Lane in the vibrant city of Coventry, presents an ideal opportunity for first-time buyers seeking a welcoming home. It has been recently decorated and fitted with new flooring, making it move-in ready for those eager to settle in without the hassle of renovations. Upon entering, you are greeted by a hallway with doors leading into a a spacious living/dining room and a newly fitted kitchen. Upstairs, the three well-proportioned bedrooms which provide ample space for rest and relaxation, catering to the needs of a growing family or those who desire a home office. This end-terrace house not only offers a delightful living space but also benefits from its location with local amenities, transport links and schools nearby, this property is perfectly positioned for both convenience and lifestyle.

## Hallway
**13'11" x 5'1" (4.25 x 1.57)**
Newly fitted carpet, single central heating radiator, UVPC glass panel door, pendant light fitting and doors leading to the living/dining room and kitchen

## Living/dining room
**21'11" x 10'7" (6.69 x 3.25)**
Newly fitted grey carpet, two single central heating radiators, double glazed bay window to front aspect, double glazed window to rear aspect, vertical blinds to windows, two pendant light fittings and electric fireplace

## Kitchen
**12'2" x 5'7" (3.71 x 1.72)**
Tiled flooring, single central heating radiator, newly fitted matching grey kitchen units with tiled splashback, gas hob and electric oven, extractor hood, spotlights, chrome sink with mixer tap, double glazed window to side aspect, space for washing machine and fridge/freezer, UPVC door leading into the garden

## Bathroom
**5'7" x 5'4" (1.72 x 1.64)**
Double glazed window to rear aspect with blinds, heated towel rail rail, tiles to floor and walls, mixer shower over bath, shower screen, pedestal wash basin, low level toilet, extractor fan and spotlights

## Bedroom 1
**10'11" x 10'5" (3.34 x 3.20)**
Newly fitted grey carpet, single central heating radiator, pendant light fitting, double glazed window to rear aspect

## Bedroom 2
**9'8" x 9'3" (2.95 x 2.83)**
Newly fitted grey carpet, single central heating radiator, pendant light fitting, double glazed window to front aspect

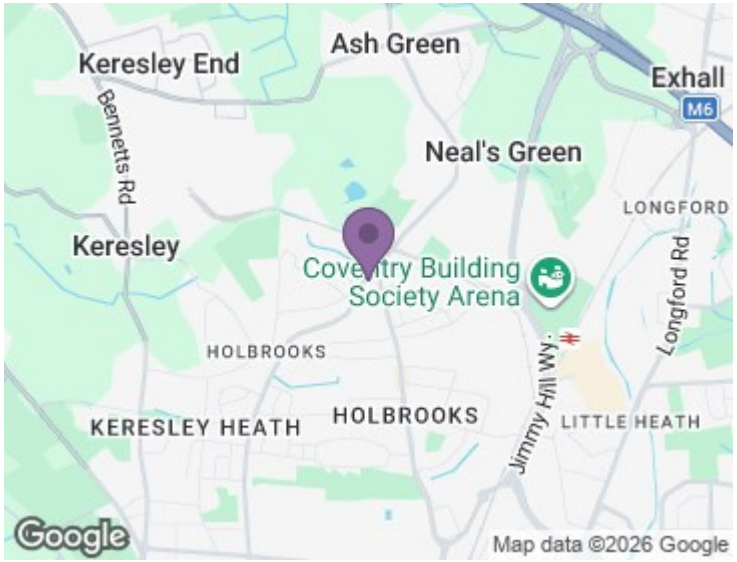
## Bedroom 3
**7'6" x 6'8" (2.31 x 2.05)**
Newly fitted grey carpet, single central heating radiator, pendant light fitting, double glazed window to front aspect

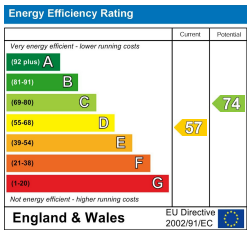
## Rear Garden
Enclosed rear garden featuring a spacious paved patio area and lawn. The outbuildings offer extra space for storage and WC

## Agency Notes
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## 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.




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