



**Westwood Road**  
**Coventry , CV5 6GB**  
**Asking Price £185,000**

## DETAILS

A three-bed end terrace house located in the popular Earlsdon area of Coventry (CV5). There are a number of OFSTED rated 'good' schools in the area, an important consideration for families.

Accommodation comprises of;

## GROUND FLOOR

### Reception Room 1

11'9" x 11'1" (3.6 x 3.4)

### Reception Room 2

11'9" x 11'1" (3.6 x 3.4)

### Kitchen

12'1" x 6'6" (3.7 x 2.0)

## FIRST FLOOR

### Bedroom 1

11'9" x 11'1" (3.6 x 3.4)

### Bedroom 2

11'9" x 7'10" (3.6 x 2.4)

### Bathroom

7'2" x 3'11" (2.2 x 1.2)

### Bedroom 3

7'6" x 6'6" (2.3 x 2.0)

## FURTHER INFORMATION

Energy Performance (EPC) Rating is E with potential for a C Rating

Council Tax is payable to Coventry City Council and the property is banded B.

Viewing is strictly by appointment only. Please call our office to arrange.

## DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

## MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surface indicated by arrow heads. (D) 110927

