

Glover Street, Coventry

3 Bedroom House - End Terrace

£198,000



FOR SALE

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LETTINGS AND SALES







NEW ROOF IN 2025 This three bedroom single bayed end of terrace house is available with no upward chain and is in need of modernisation & refurbishment throughout but offers great scope to improve and extend to the rear (subject to planning permission). There is a reception room to the front with a half-bay window, large kitchen to the rear and to the first floor are two double bedrooms, a single bedroom & bathroom. Externally there is a driveway to the front/side and an angled garden to the rear. There is aluminium double glazing & central heating throughout.

Lounge
4.59m x 4.00m (15'1" x 13'1")
Double glazed half bay aluminium window to front, spacious lounge with carpet.

Kitchen
2.70m x 4.00m (8'10" x 13'1")
Double glazed aluminium window to rear with views of garden. Fitted kitchen with a range of wall and base units with breakfast bar.

Bedroom 1
4.18m x 2.83m (13'9" x 9'3")
Double glazed aluminium half-bay window to front, large double room with carpet.

Bedroom 2
2.87m x 3.06m (9'5" x 10'0")
Double glazed aluminium window to rear, double room with laminate

Bedroom 3
2.60m x 1.99m (8'6" x 6'6")
Double glazed aluminium window to front, single room with carpet

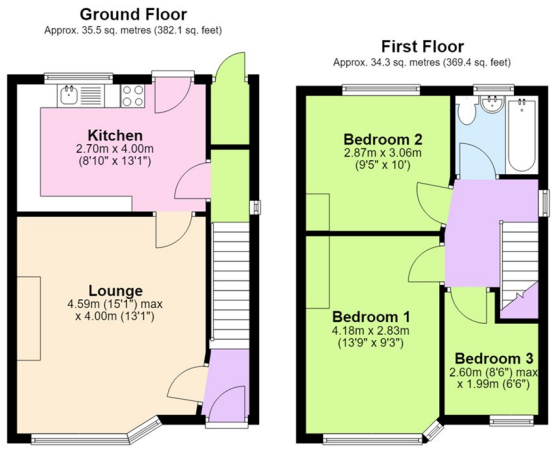
Bathroom
1.67m x 1.76m (5'6" x 5'9")
Double glazed aluminium window to rear, part tiled bathroom with green suite to include bath with electric shower over, W/C and hand wash basin.

External Storage
Storage room off garden.

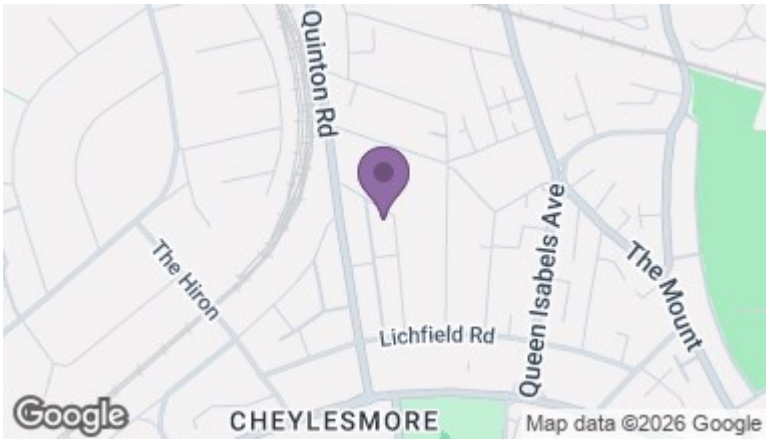
Viewings
Viewings are strictly by appointment only via Archer Bassett.

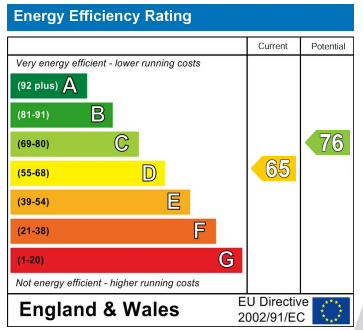
Tenure - Freehold
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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.



Total area: approx. 69.8 sq. metres (751.5 sq. feet)





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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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