Brownshill Green Road, Coventry

3 Bedroom House - Mid Terrace

£210,000

FOR SALE

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NO ONWARD CHAIN A substantial double bayed three bedroom, mid terrace home set back from the road and is within easy reach of local amenities, public transport and local schools, with gas central heating and double glazing. To the ground floor is a spacious through lounge/diner with feature fireplace and built in shelving units, the fitted kitchen has a range of fitted wall and base units with integrated gas hob and electric oven. To the first floor are two well-proportioned double bedrooms, both with fitted wardrobes and a further generously sized single bedroom, the part tiled family bathroom features a white suite with corner shower cubicle, w/c and hand wash basin. Externally there are lawned gardens to front and rear, with the rear also having patio and a garage.

Kitchen
2.18m x 5.43m (7'1" x 17'9")
Dual aspect double glazed windows and UPVC door to garden, fitted kitchen with range of wall and base units to include integrated gas hob and electric oven

Living Room
3.11m x 3.57m (10'2" x 11'8")
Double glazed bay window to front, living room with feature fireplace and carpet.

Dining Room
3.00m x 3.15m (9'10" x 10'4")
Double glazed windows and patio door to rear, spacious dining room with carpet.

Bedroom 1
3.08m x 3.71m (10'1" x 12'2")
Double glazed bay window to front, large double room with carpet and fitted wardrobes and vanity unit.

Bedroom 2
3.05m x 3.12m (10'0" x 10'2")
Double glazed window to rear, double room with carpet and fitted wooden wardrobes.

Bedroom 3
1.74m x 2.01m (5'8" x 6'7")
Doble glazed window to front, good sized single room with carpet.

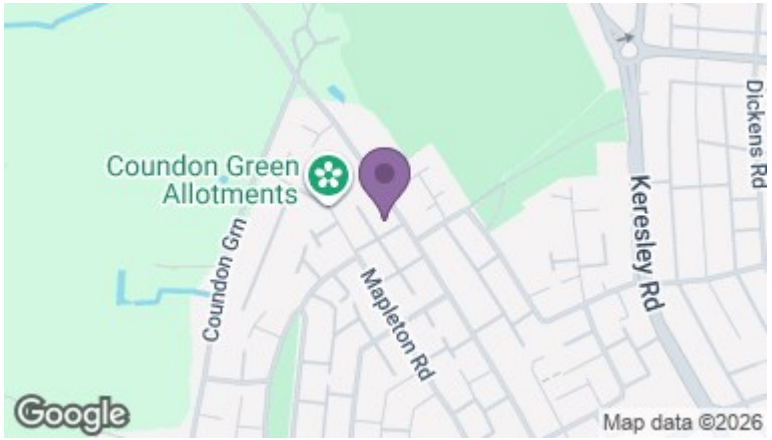
Bathroom
1.70m x 1.66m (5'6" x 5'5")
Double glazed window to rear, part tiled bathroom with corner shower cubicle, W/C and hand wash basin

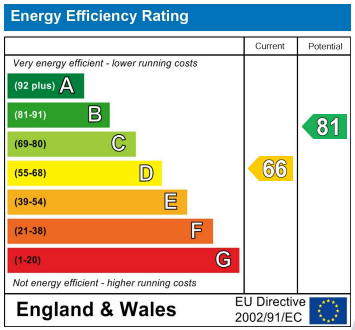
Garage
3.13m x 5.12m (10'3" x 16'9")
Garage to rear with wooden bi-fold doors.

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.





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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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