



21 Seneschal Road, Coventry, CV3 5LH

Offers Over £270,000

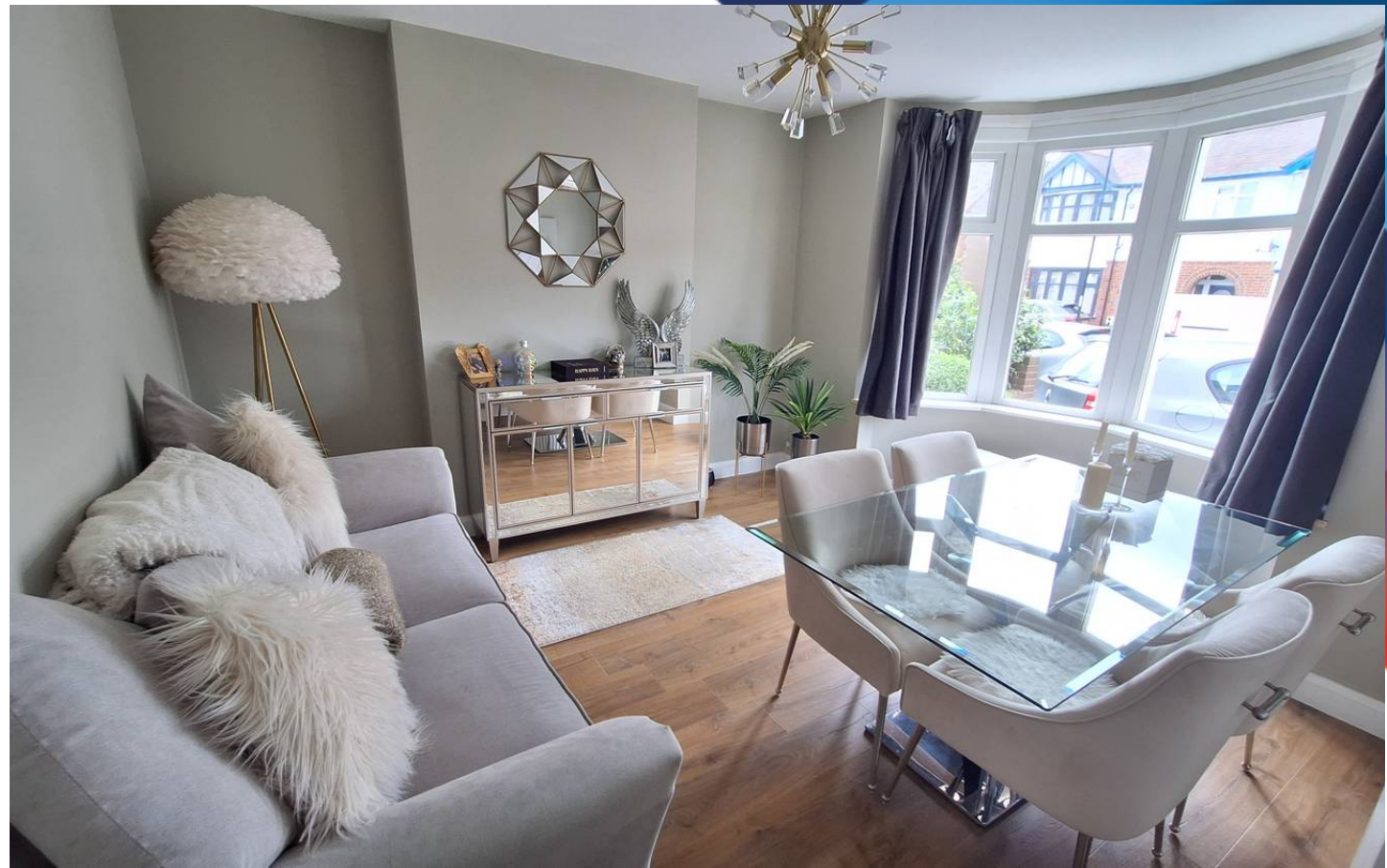
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21 Seneschal Road

Coventry

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Outdoor Utility Room
- Bathroom
- Garden
- Driveway to front with dropped kerb
- Freehold
- EPC D (66)
- Council Tax Band C

Beautifully presented family home situated in this sought after location within easy reach of the local shops and amenities in Daventry Road as well as good access to the city centre. The accommodation features: entrance hall, lounge, dining room, fitted kitchen, out door utility room, three bedrooms and a bathroom. Externally there is a driveway to the front and an enclosed garden to the rear.



On the ground floor

Door to the

Entrance hall

Door to front, stairs to first floor, doors to lounge & dining room.

Lounge

Double glazed window to rear over looking the rear garden, TV point, radiator.

Dining Room

Double glazed bay window to front, radiator.

Kitchen

Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl sink and drainer with mixer tap, space for fridge/freezer, integrated electric hob and oven, double glazed door to rear garden. Pantry off kitchen.

Utility

Outdoor utility, double glazed window to rear, small side window is single glazed, plumbing for washing machine, space for tumble dryer.

On the First Floor

Landing

Bedroom One

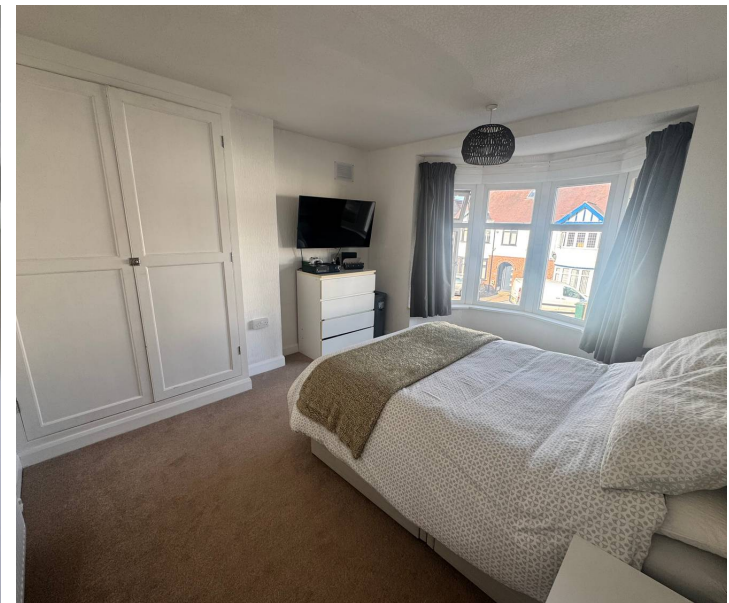
Double glazed bay window to the front, TV point, built in wardrobe, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, radiator.



Bathroom

Opaque double glazed window to rear, panelled bath with shower, low level WC, wash hand basin with storage drawers, heated towel rail.

Rear Garden

Easy maintenance garden, patio seating area leads to pebbled area, enclosed by timber fence boundary & gated rear access, timber garden shed.

Driveway

There is a pebbled driveway to the front of the property with drop kerb.

N.B

Please note the property being sold is owned by a relative of a Cartwright Hands employee.



Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are given notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be upon as stated representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

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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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.