



8 Balliol Road, Wyken, Coventry, CV2 3DS
£234,000

cartwright
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8 Balliol Road

Coventry

- Three Bedrooms
- Lounge
- Dining Room
- Kitchen
- Garden
- No Chain
- Freehold
- EPC D (62)
- Council Tax Band C
- We believe all mains services are connected to the property (not tested).

This three bedroom semi detached family home is situated in a popular location and within easy reach of the local shops and amenities as well as University Hospital. The accommodation features: entrance porch, entrance hall, lounge, dining room, kitchen, utility room, three bedrooms and bathroom. Externally there is good size rear garden and a small garden to the front. The property is in need of renovation and is offered with no onward chain.



Accommodation comprises

On the Ground Floor

Entrance Hall

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

Lounge

Double glazed bay window to front, fireplace, radiator.

Dining Room

Double glazed window to rear, fireplace, double glazed door to rear garden.

Kitchen

Wall and base unit cupboards, single bowl stainless steel sink and drainer, double glazed window to side, door to rear garden, radiator, door to utility room.

Utility

Double glazed windows to rear and side, space for white goods and drainage for washing machine.

On the First Floor

Landing

Bedroom One

Double glazed bay window to front, 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, low level WC, wash hand basin.

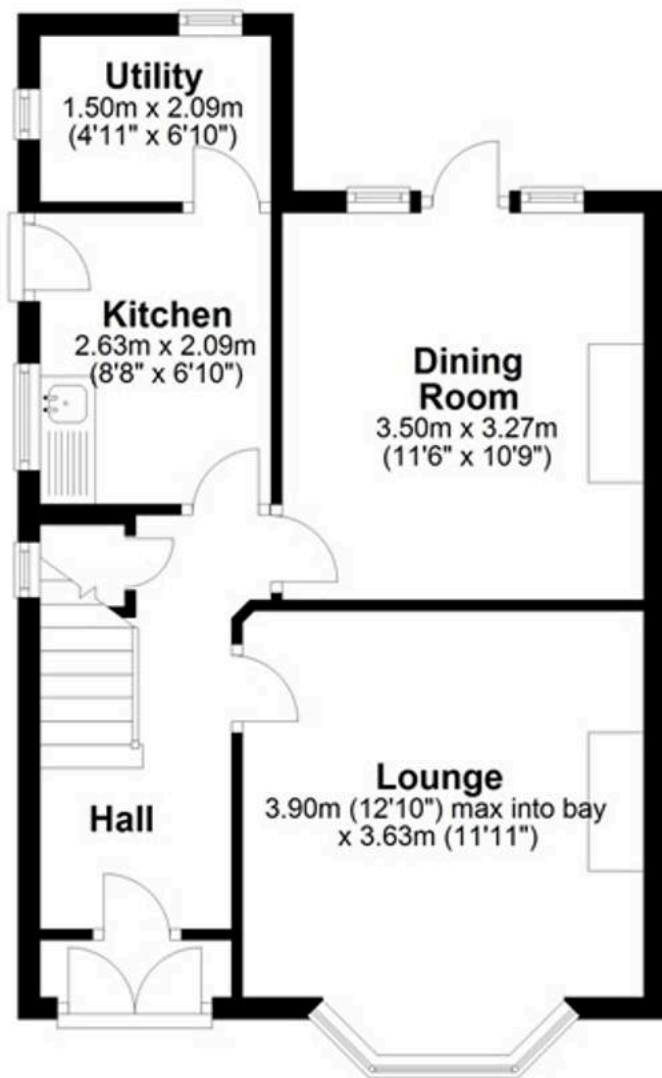
Rear Garden

Patio area leading to lawn area enclosed by timber fence boundary.



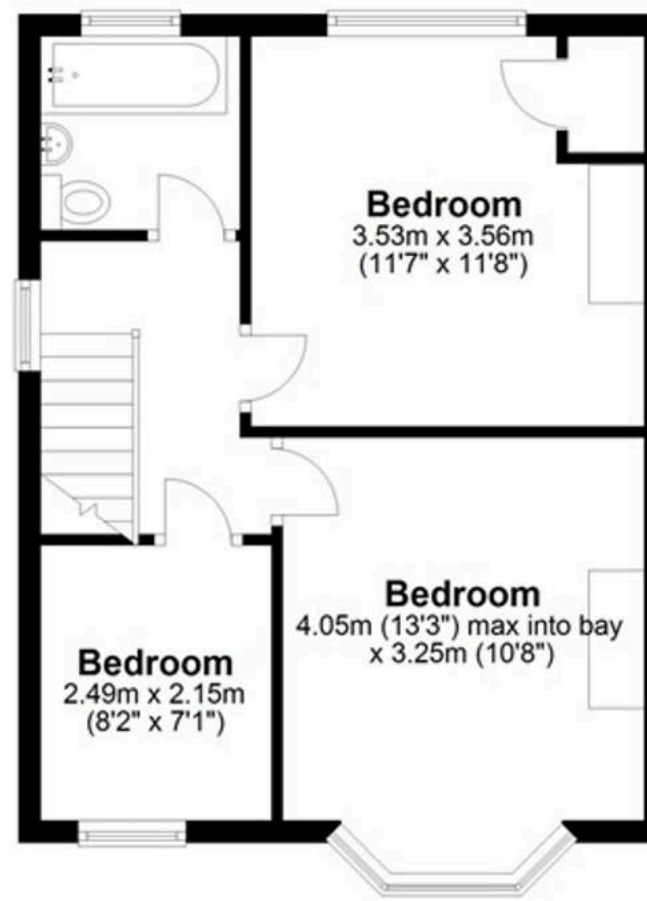
Ground Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 81.4 sq. metres (876.2 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.

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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 storepresentation 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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