



**Broomfield Road**  
**Coventry , CV5 6JX**  
**£210,000**





## SUMMARY

\*PROPERTY IN DESIRABLE LOCATION\* \*NO UPWARD CHAIN\*

Mid-Terrace House in Earlsdon which consists of 3 double bedrooms & 2 reception rooms with 1 bathroom and kitchen.

## DETAILS

This property provides the option of a 4 bedroom property & 1 reception room or as advertised as a 3 bedrooms with 2 reception rooms. All will depend upon how a buyer intends to use the property, as their home or as an investment. With it's location & profile it could be an amazing family home with multiple schools in close proximity. As an investment, the city centre, the 2 universities and railway station are all nearby and offer an attractive option for prospective tenants

The accommodation comprises of;

### ENTRANCE HALLWAY

3'3" x 14'7" (1.00 x 4.46)

Front Door from front patio garden into Entrance Hallway with stairs up to the first floor and doors leading to;

Front Reception Room / Bedroom and Lounge

### FRONT RECEPTION ROOM / BEDROOM

8'0" x 11'4" (2.45 x 3.46)

With UPVC double glazed window overlooking Broomfield Road and the Front Patio Garden

### REAR RECEPTION ROOM

11'7" x 12'4" (3.55 x 3.76)

With UPVC double glazed window overlooking Garden to the Rear of the Property. Room has doors giving access to the kitchen & also a store cupboard under the staircase.

### KITCHEN

Providing a kitchen with a cooker, a hob, a gas combi boiler, and plumbing fittings for a washing machine . The rooms also has doors giving access to the rear garden and the bathroom.

### BATHROOM

6'6" x 5'11" (1.99 x 1.81)

Has a misted UPVC window and fitted with toilet, pedestal wash basin and a bath tub with a shower.

## LANDING

On the first floor at the top of the flight of stairs with doors giving access to the front and rear first floor bedrooms as well as the staircase to the second floor bedroom.

### BEDROOM (Front & First Floor)

11'6" x 11'3" (3.52 x 3.45)

With UPVC double glazed window overlooking Broomfield Road and the Front Patio Garden

### BEDROOM (Rear & First Floor)

11'6" x 10'2" (3.52 x 3.1)

With UPVC double glazed window overlooking the Garden to the rear of the property

### BEDROOM (Second Floor)

11'7" x 15'7" (3.54 x 4.75)

With UPVC double glazed window overlooking the Garden to the rear of the property

## FURTHER INFORMATION

EPC D 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 REGULATIONS

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and 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.



MID-TERRACE 3 BEDROOM 2 RECEPTION ROOM HOUSE

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, roads and all other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and does not constitute a contract. The actual layout and dimensions of the property may vary from the plan.

