



Owens Road Coventry CV6 5QR
£195,000

Benburys
SALES AND LETTINGS

****IDEAL FIRST TIME BUY**** Two bedroom mid-terraced house on the Paragon Park development. Built in 2020, this modern property spans an impressive 614 square feet. The house features two well-proportioned bedrooms, downstairs WC, lounge, kitchen/dining room and a family bathroom. The property is equipped with gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. Rear enclosed garden and parking for two cars. Four years remaining on the NHBC. £230 ground maintenance charge per annum.

Hallway
9'4" x 3'6" (2.861 x 1.069)

A neutrally decorated space featuring laminate flooring and central heating radiator. The hallway provides access to the downstairs WC, living room and stairs to the first floor.

W/C
4'11" x 3'3" (1.502 x 0.994)

Low level W.C. wash hand basin with tiled splash back, laminate flooring, central heating radiator and double glazed window to the front aspect.

Living room
13'2" x 9'4" (4.038 x 2.854)

Spacious living room featuring laminate flooring, double glazed window to the front aspect, central heating radiator and understairs storage.

Kitchen/Dining Room
12'6" x 8'1" (3.822 x 2.474)

Fitted with matching high gloss wall and base units including cupboards and drawers, built in electric hob and oven with cooker hood, inset one and a half bowl stainless steel sink unit with mixer taps, roll top work surfaces with tiled splash back areas, with space for upright fridge freezer along with plumbing for washing machine and dishwasher, finished with laminate flooring. Double glazed window to the rear aspect and French doors leading into the garden.

Landing
6'2" x 3'3" (1.905 x 0.993)

Neutrally painted landing which has doors that lead to the bedrooms and bathroom.

Bedroom 1
12'8" x 8'3" (3.869 x 2.519)

This good size double room enjoys ample space for wardrobes and other furniture with central heating radiator, laminate flooring and double glazed window overlooking the rear aspect of the property.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Bathroom
6'3" x 5'7" (1.919 x 1.707)

Bedroom 2
12'8" x 8'5" (3.869 x 2.579)

Another double room with space for wardrobes and units with central heating radiator, laminate flooring and double glazed window overlooking the front aspect of the property.

Rear garden

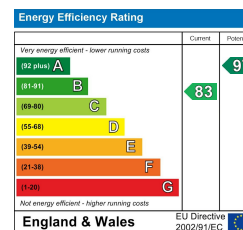
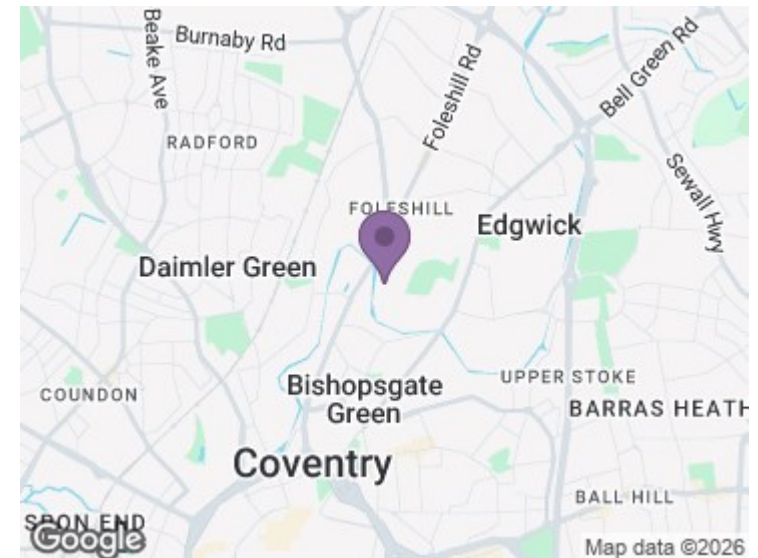
To the rear is an enclosed garden mainly laid to lawn with shrub border and pathway to the pedestrian gate.

Agency Notes

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. Anti money laundering checks now have to be completed on both the buyer and the vendor.
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.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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.



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