







Deans Way Exhall Coventry CV7 9HG

£225,000

Benburys
SALES AND LETTINGS

This semi-detached house on Deans Way, Coventry, presents an excellent opportunity for first-time buyers or families seeking a comfortable home. Spanning an impressive 1,012 square feet, the property boasts three well-proportioned bedrooms, two reception rooms and a modern fitted bathroom. The layout of the house ensures a warm and homely atmosphere throughout. The good-sized garden provides a lovely outdoor space. With its prime location you will benefit from easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

Hallway
Well presented space with double glazed front entrance door, laminate flooring, central heating radiator with doors off to lounge and kitchen.

Living room
13'1" x 10'9" (4.01 x 3.29)
Laminate flooring, central heating radiator and double glazed window to the front aspect.

Kitchen
13'3" x 6'7" (4.05 x 2.02)
Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, built in electric hob and electric oven with cooker hood, inset stainless steel sink unit with mixer taps, ample roll top work surfaces. Integrated fridge/freezer, along with plumbing for washing machine, finished with laminate flooring. Central heating radiator and double glazed window to the rear aspect of the property and door leading into the garden.

Dining room
11'3" x 9'4" (3.44 x 2.87)
Double glazed window to the rear aspect, laminate flooring and central heating radiator.

Bathroom
6'5" x 5'8" (1.97 x 1.74)
Fitted with a modern white suite which features a panel bath with electric shower over and glass screen, close coupled W.C and wash basin. This fully paneled bathroom benefits from a heated towel rail with vinyl flooring and a doubled glazed opaque window.

Master bedroom
12'0" x 10'7" (3.68 x 3.25)
This good size double room enjoys built in wardrobes and space for other furniture with central heating radiator, carpeted flooring and double glazed window.

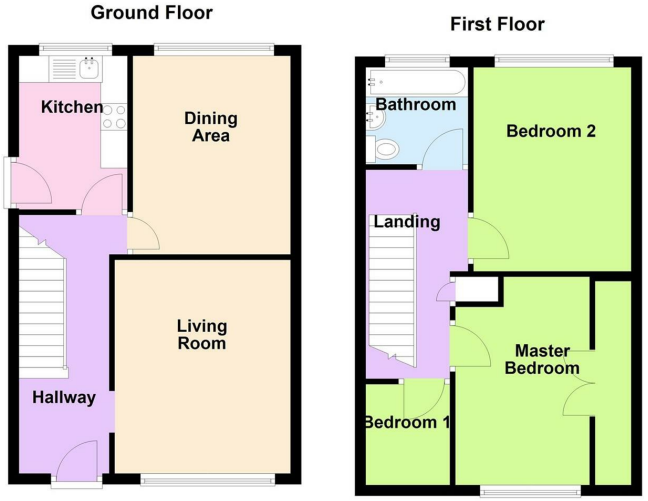
Bedroom 2
10'4" x 5'8" (3.16 x 1.73)
This room offers adequate proportions for a single bed or could be used as office space. There is a central heating radiator, carpeted flooring and a double glazed window.

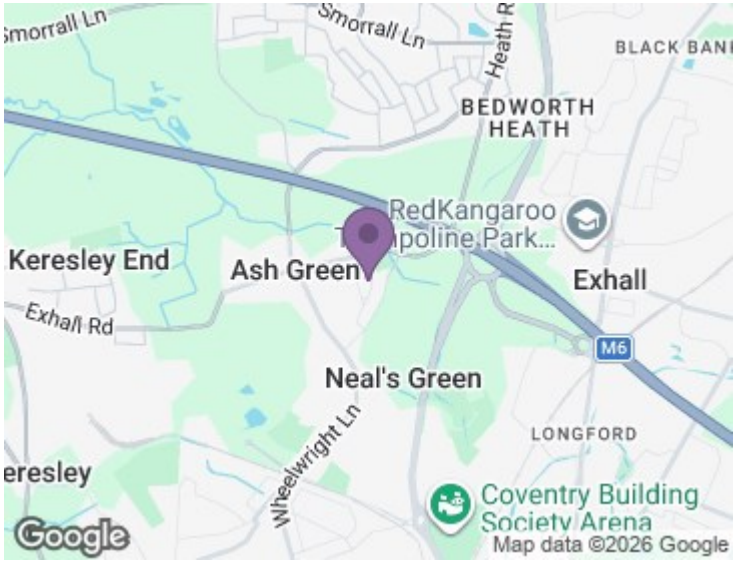
Bedroom 3
12'7" x 8'7" (3.85 x 2.62)
Double room featuring adequate space for wardrobes and units with central heating radiator, carpeted flooring and double glazed window.

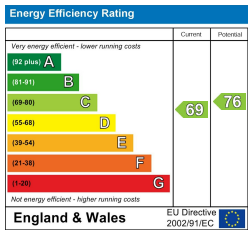
Garden
A spacious rear garden mainly laid to lawn, offering plenty of room for relaxation and outdoor activities. Side gated access and garage.

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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