

Holyhead Road, Coventry

3 Bedroom House - Semi-Detached

£259,950



FOR SALE

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bassett**
LETTINGS AND SALES



This three bedroom substantial double bay semi-detached family home is set back from the road in an elevated position and is within easy reach of local amenities, public transport and local schools, with gas central heating and secondary double glazing. To the ground floor the entrance hall has a snug set off with built in storage, a spacious through lounge/diner with feature brick fireplace and built in shelving and display units. The fitted kitchen has a range of fitted base units and a sunroom has been added to the rear of the property which has potential to be extended further to make a sizable conservatory (subject to consent). To the first floor are two well-proportioned double bedrooms, both with fitted wardrobes and a further generously sized single bedroom, the fully tiled family bathroom features a neutral suite with bath with shower over, w/c and hand wash basin. Externally there is lawned garden to front with steps up to house and to the rear is an enclosed part lawned/part paved garden with a garage.

Hallway/Snug

2.98m x 3.21 (9'9" x 10'6")

Traditional front door with stained glass insets, spacious entrance hall with snug area set just off, also features under stair storage.

Kitchen

2.95m x 2.41m (9'8" x 7'10")

Single glazed lead lined window to rear, fitted kitchen with range of base units and wall storage

Living Room

3.28m x 3.90m (10'9" x 12'9")

Secondary glazing large bay window to front with stained glass insets. Lounge with feature exposed brick fireplace and carpet.

Dining Room

3.28m x 3.59m (10'9" x 11'9")

Single glazed lead lined windows to rear, dining room with carpet and door leading to Sunroom

Sunroom

5.45m x 2.52m (17'10" x 8'3")

Single glazed windows allowing for plenty of natural light, spacious sun room with utility area.

Bedroom 1

2.81m x 4.05m (9'2" x 13'3")

Secondary double glazed bay window to front, large double room with built in wardrobes.

Bedroom 2

2.68m x 3.62m (8'9" x 11'10")

Secondary double glazed windows to rear with views of garden, double room with carpet.

Bedroom 3

2.96m x 2.45m (9'8" x 8'0")

Secondary double glazed window to rear, generously sized single room with carpet.

Bathroom

2.89m x 1.81m (9'5" x 5'11")

Secondary double glazed windows to front with privacy glass, large tiled bathroom with neutral suite to include bath with shower over, W/C and hand wash basin.

Garage

2.76m x 4.86m (9'0" x 15'11")

Garage to rear with up & over door.

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.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Important Notice

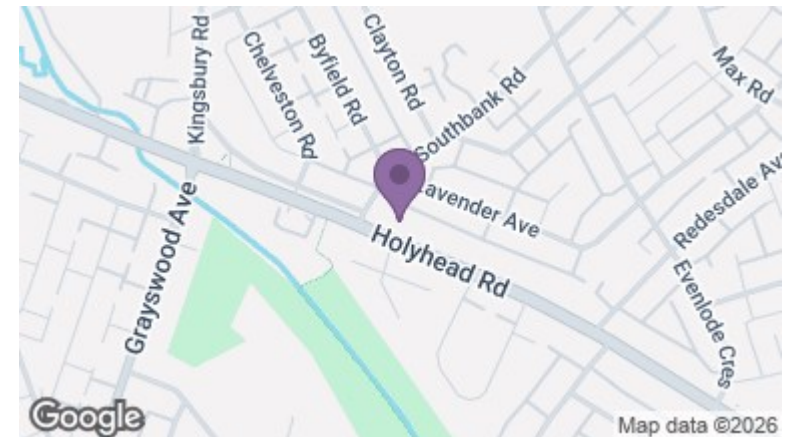
These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		