

360°  
VIRTUAL TOUR  
ONLINE  
VIEWING



Brownhill Green Road, , Coventry CV6 2AS  
£269,500

archerbassett  
LETTINGS AND SALES

An extended and superbly presented three bedroom family home which comes with double glazing and central heating throughout which is located in the popular area of Coundon, a short walk away from Coundon Wedge, open countryside and the Coundon Green Allotments. From the entrance porch, the hallway has clever built in storage options and downstairs W/C. The through lounge/diner leads into the full width extended modern fitted kitchen which features Velux sky lights, a range of stylish wall and base units, integrated fridge/freezer and gas hob/electric oven with French doors out to the patio. To the first floor the principle bedroom has a large bay window, there is a secondary double bedroom to the rear with built in wardrobes and also a further single bedroom & the tiled family bathroom comes with a white suite to include a large walk in shower with dual shower heads. Externally there is a lawned front garden and paved rear garden. Further benefits of this desirable family home is the additional hobby room in the loft with eves storage and Velux windows, and a garage to rear with electric supply.

**Porch**

**4'7" x 5'4" (1.40m x 1.63m )**

Double glazed windows to three side and a UPVC front door.

**Lounge**

**12'3" x 10'5" (3.74m x 3.19m)**

Double glazed bay window to front, spacious lounge with carpet.

**Diner**

**10'3" x 10'1" (3.14m x 3.09m)**

Archway into lounge, good size dining room with carpet.

**Kitchen**

**13'3" x 15'7" (4.04m x 4.77m)**

Double glazed windows to rear, also two velux windows. Large full width extension to rear with tiled floor. Modern fitted kitchen with a range of wall and base units, integrated fridge/freezer, gas hob and electric oven.

**Downstairs W/C**

**5'8" x 2'6" (1.75m x 0.78m)**

Part tiled downstairs W/C with hand wash basin.

**Bedroom 1**

**12'2" x 10'2" (3.73m x 3.11m)**

Double glazed bay window to front, large double room with carpet.

**Bedroom 2**

**10'4" x 8'6" (3.17m x 2.60m )**

Double glazed window to rear, double room with built in wardrobes.

**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. Archer Bassett, 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.

**Bedroom 3**

**6'5" x 5'7" (1.98m x 1.71m)**

Double glazed window to front, single room or office space.

**Bathroom**

**5'6" x 7'2" (1.69m x 2.19m)**

Double glazed window to rear with privacy glass, tiled bathroom with large walk in shower cubicle, glass shower screen, W/C and hand wash basin.

**Loft Room**

**8'1" x 14'4" (2.48m x 4.39m )**

Two double glazed velux windows, useful hobby room with eves storage.

**Tenure - Freehold**

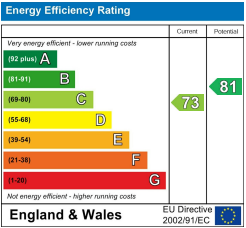
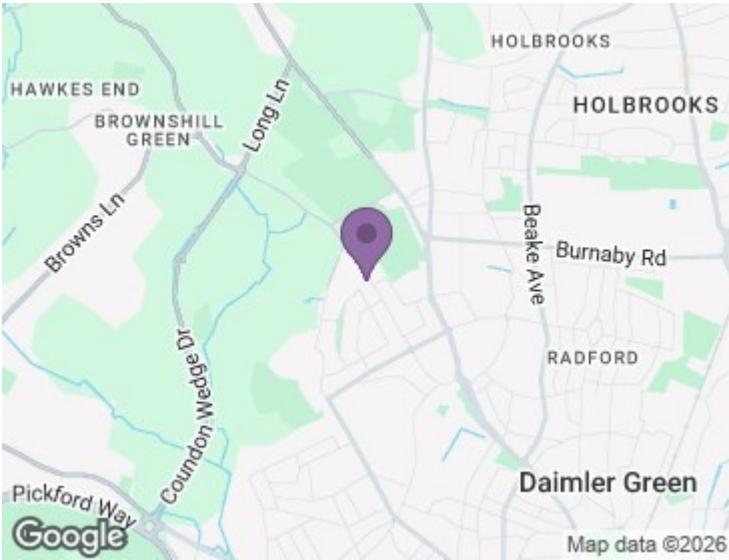
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**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.



67 Hertford Street, Coventry CV1 1LB

**024 7623 7500**

sales@archerbassett.co.uk

archerbassett.co.uk