



Branstree Drive Holbrooks Coventry CV6 6GB
£160,000

Benburys
SALES AND LETTINGS

Three bedroom mid terraced house in Holbrooks in need of modernisation. To the ground floor is a spacious lounge, kitchen and garage. Upstairs are three bedrooms and a bathroom with shower over bath. Partial double glazed windows, gas central heating, front and rear gardens and private driveway. This home is close to local amenities, schools, and transport links.

Hallway

13'1" x 8'0" (4.00 x 2.45)

Carpeted floor, double central heating radiator, sliding door into the kitchen and door leading into the lounge

Kitchen

8'5" x 13'1" (2.59 x 4.00)

Fitted with matching wall and base units including cupboards, drawers, built in gas hob with extractor hood and double electric oven, inset sink unit with mixer taps, tiled walls, space for undercounter fridge and plumbing for washing machine. Vinyl flooring, double glazed window to the front aspect and central heating radiator.

Living Room

14'8" x 15'2" (4.48 x 4.64)

Carpeted floor, double central heating radiator, gas fire, aluminium patio door leading into the garden

Bedroom 1

6'9" x 9'4" (2.06 x 2.86)

Single radiator, double glazed windows to the rear aspect, carpeted floor, fitted wardrobe, cupboard housing the boiler

Bathroom

5'0" x 8'2" (1.54 x 2.50)

Carpeted floor, fully tiled walls, central heating radiator, low level toilet, electric shower over bath and wash basin

Bedroom 2

12'7" x 8'2" (3.85 x 2.5)

Carpeted floor, double central heating radiator, double glazed windows to the front aspect

Bedroom 3

6'3" x 9'1" (1.93 x 2.77)

Carpeted floor, double central heating radiator, double glazed window to the front aspect

Rear garden

Low maintenance garden, mainly laid to lawn and a patio area

Garage

8'0" x 18'5" (2.45 x 5.62)

Up and over door, lights, sockets and integral door into the house.

Money Laundering

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.

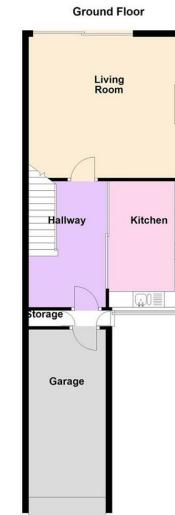
5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Viewings

We would be delighted to show you around this property. If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

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