

**Westwood Road Earlsdon Coventry CV5 6GD**  
**Offers In The Region Of £165,000**

**Benburys**  
SALES AND LETTINGS



Benburys are pleased to present this two bedroom house, ideally located within walking distance of the vibrant Earlsdon High street, with its array of amenities, shops, bars and restaurants. The property comprises of two generously-sized reception rooms, a well-appointed kitchen, downstairs bathroom and are two double bedrooms upstairs. While the property may require some cosmetic refurbishment, it presents an excellent opportunity for first-time buyers or investors looking to capitalize on its potential.

### Front Reception Room

**11'1" x 11'1" (3.4m x 3.4m)**

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

### Rear Reception Room

**11'1" x 14'1" max (3.4m x 4.3m max)**

Carpeted, double central heating radiator, double glazed window to the rear aspect.

### Kitchen

**6'4" x 9'10" (1.95m x 3.00m)**

Fitted with matching wall and base units including cupboards and drawers, inset stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with space for upright fridge freezer and cooker along with plumbing for a washing machine. Finished with vinyl flooring. Double glazed window to the side aspect of the property.

### Bathroom

**6'3" x 6'1" (1.92m x 1.87m)**

Fitted with a white suite which features a panel bath with electric shower unit over and shower curtain, low level W.C and pedestal wash basin. This fully tiled bathroom benefits from a central heating radiator, vinyl flooring and a doubled glazed opaque window to rear.

### Front Bedroom

**11'1" x 11'1" (3.40m x 3.40m)**

Carpeted, double glazed window and double central heating radiator

### Rear Bedroom

**11'3" x 11'1" (3.45m x 3.4m)**

Carpeted, double glazed window and double central heating radiator

### Rear Garden

Enclosed garden with rear pedestrian gated access.

### Agent Notes

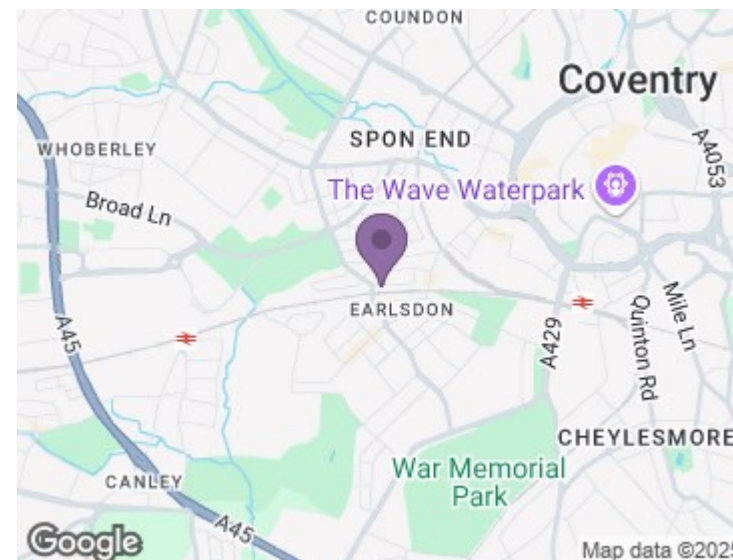
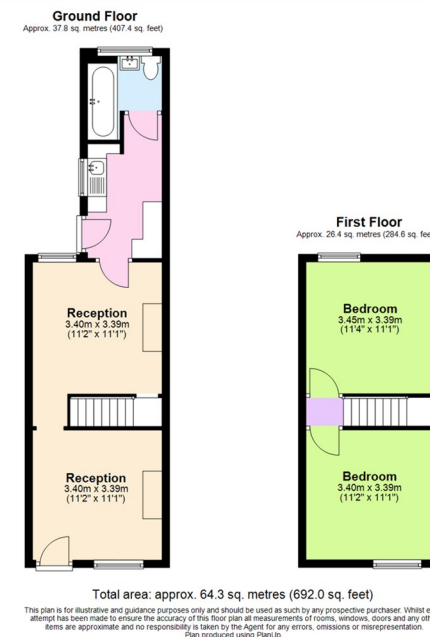
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source 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.

### 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.

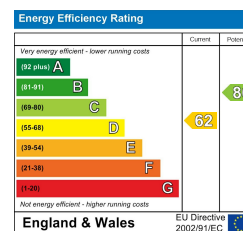
### Viewing Arrangements

Viewings are strictly by appointment only via Benburys.



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20 Parkville Highway Coventry CV6 4HZ  
Tel: 024 7666 1553  
Email: enquiries@benburys.co.uk