

Larchwood Road Exhall Coventry CV7 9FZ
£190,000

Benburys
SALES AND LETTINGS

Nestled in the charming area of Exhall, this semi-detached bungalow on Larchwood Road is set on a generous corner plot. The property has a welcoming reception room, kitchen, bathroom with shower over bath and two bedrooms. One of the standout features of this property are the grounds the garage and driveway, providing ample parking for one vehicle.

Entrance
6'1" x 5'8" (1.87 x 1.73)

Single Radiator , Carpet to flooring , UPVC door , attic door hatch

Living room
11'8" x 8'11" (3.56 x 2.72)

Carpet to flooring , Electric fire , double radiator , Sliding doors to garden

Kitchen
10'11" x 8'7" (3.35 x 2.62)

Laminate flooring, UPVC door to rear garden, glass panel door to living room, wooden cupboards and draws, tiled splash back, space for cooker, under counter fridge/freezer and washing machine and double glazed window to the rear aspect

Bedroom one
8'1" x 11'1" (2.47 x 3.38)

Double radiator, carpeted flooring and fitted wardrobe

Bedroom two
7'4" x 8'0" (2.26 x 2.44)

Double radiator, carpeted flooring

Bathroom
6'4" x 5'6" (1.95 x 1.69)

Double glazed window, tile to walls, white suite which features a panel bath with electric shower unit and shower curtain, low level W.C and pedestal wash basin. Carpeted floor and a single radiator

Garden
 Slabbed and slate stone to rear garden, front is laid to lawn

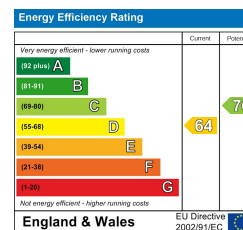
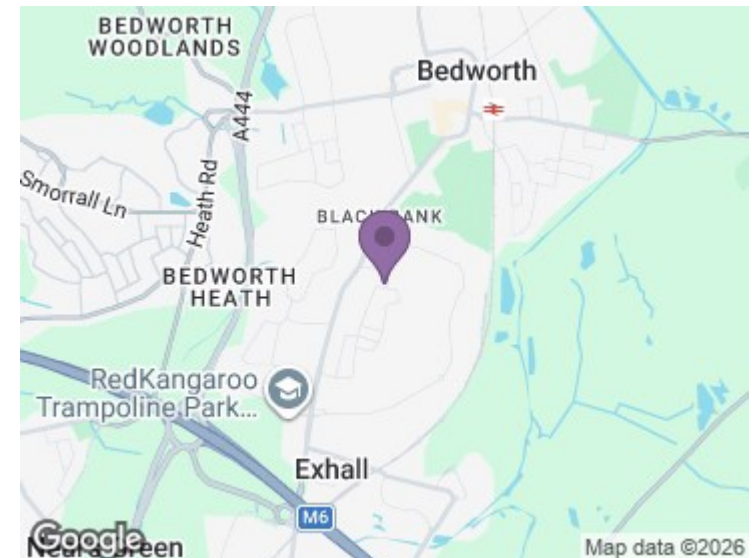
DISCLAIMER

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. Benburys, 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.

Garage
 Up and over garage door

- 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.



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