



Watery Lane Keresley Coventry CV6 2GH
£215,000

Benburys
SALES AND LETTINGS

Located in the desirable Keresley area of Coventry, this mid-terraced house is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. The property boasts three well-proportioned bedrooms, two reception rooms, kitchen and a bathroom with shower cubical. The front and rear gardens offer a lovely outdoor space.

Lounge
11'5" x 10'11" (3.484 x 3.329)

Laminate flooring, double glazed bay window to the front aspect, double central heating radiator.

Dining room
11'0" x 11'5" (3.378 x 3.480)

Laminate flooring, single central heating radiator, door leading to the kitchen and step into the sun room.

Sun room
8'8" x 7'7" (2.643 x 2.320)

Laminate flooring, double glazed window to the side aspect and sliding patio doors leading into the garden.

Kitchen
9'0" x 6'8" (2.744 x 2.034)

Fitted with range of matching wood wall and base units including cupboards, drawers and chrome handles, space for cooker with extractor over, inset stainless steel sink with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, plumbing for washing machine, finished with vinyl flooring. Double glazed window to the rear aspect of the property and door leading into the garden.

Bedroom one
10'10" x 12'8" (3.323 x 3.885)

This good size double room enjoys ample space for wardrobes and other furniture with central heating radiator, carpeted flooring and double glazed bay window overlooking the front aspect of the property.

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Bedroom two
10'9" x 11'1" (3.301 x 3.403)

Another double room featuring built in wardrobes, central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

Bedroom three
8'0" x 5'9" (2.459 x 1.756)

This room offers adequate proportions for a single bed or could be used as a great study/office space. There is a central heating radiator, carpeted flooring and a double glazed window overlooking the front aspect of the property.

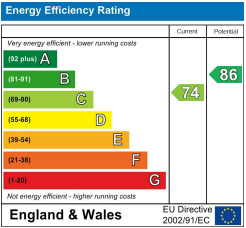
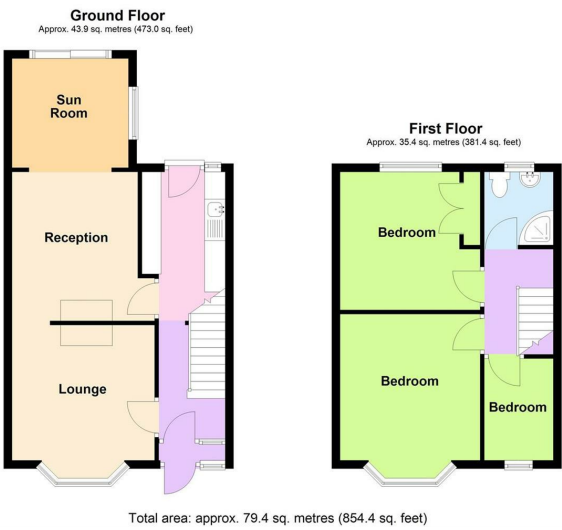
Bathroom
5'5" x 6'0" (1.670 x 1.849)

Rear garden

Spacious low maintenance garden with fenced borders and gate for rear 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.



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