John Shelton Drive Coventry CV6 4PE

£240,000

Benburys
SALES AND LETTINGS

This semi-detached house is located in a peaceful cul-de-sac on John Shelton Drive, Coventry. Built in 2000, the property spans an inviting 753 square feet. The property boasts a good size living room, kitchen/dining room, conservatory and three well-proportioned bedrooms. The layout includes a convenient downstairs WC, alongside a family bathroom equipped with a shower. One of the standout features of this property is the garden and benefits from a garage and a driveway.

Entrance
Composite door, vinyl flooring, double central heating radiator, doors to the downstairs WC and living room

Downstairs WC
4'11" x 2'6" (1.500 x 0.772)
Laminate flooring, low level toiler, wash basin, single radiator and window to the front aspect

Living room
13'8" x 11'6" (4.184 x 3.514)
Vinyl flooring, window to the front aspect and double central heating radiator

Kitchen/dining room
14'7" x 9'6" (4.459 x 2.904)
Fitted with matching base units including cupboards and drawers, freestanding gas cooker with cooker hood, inset stainless steel sink unit with mixer tap, ample work surfaces and breakfast bar, with space for upright fridge freezer along with plumbing for a washing machine, finished with vinyl flooring. Central heating radiator and French doors leading into the conservatory

Conservatory
13'2" x 10'6" (4.026 x 3.220)
Laminate flooring, electric fire and door lading into the garden

Bedroom one
11'3" x 8'2" (3.450 x 2.513)
Laminate flooring, fitted wardrobe, window to the front aspect and double central heating radiator

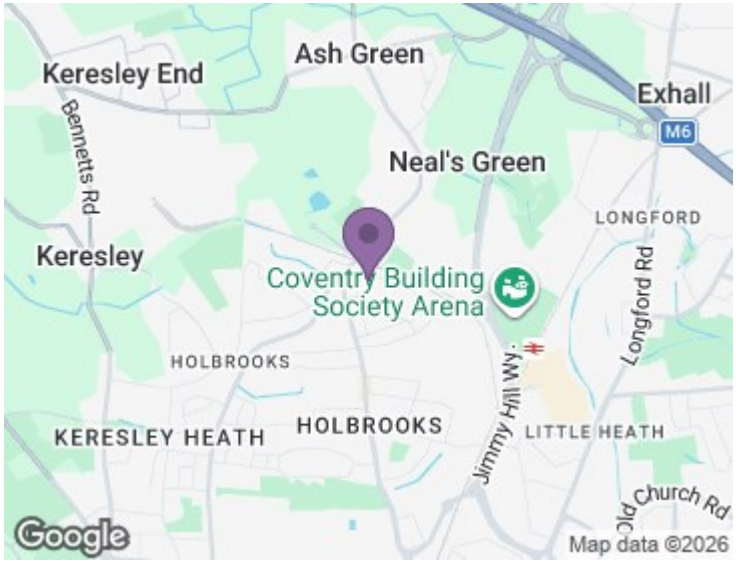
Bedroom two
9'7" x 8'3" (2.932 x 2.518)
Laminate flooring, double radiator, window to the rear aspect

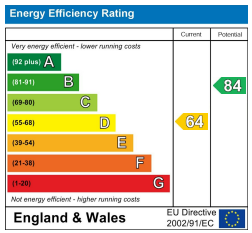
Bedroom three
8'9" x 6'1" (2.686 x 1.874)
Laminate flooring, radiator and window to the front aspect

Bathroom
6'4" x 5'5" (1.948 x 1.656)
Fitted with a modern white suite which features a walk in shower enclosure with shower-mixer unit, low level W.C and vanity wash basin unit. This fully tiled bathroom benefits from a heated towel rail, tiled flooring and a doubled glazed opaque window to rear aspect.

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.





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