



**Flockton Gardens Coventry CV6 7PX**  
**£210,000**

**Benburys**  
SALES AND LETTINGS

This semi-detached house presents an excellent opportunity for first-time buyers. Built in 2019, the property boasts a modern design and offers a comfortable living space of 624 square feet. The house features two well-proportioned bedrooms, ideal for a small family. This property has parking available for two vehicles, conveniently located at the side of the house. Whether you are starting your journey into homeownership or looking for a comfortable space to settle down, this residence is sure to meet your needs.

#### Entrance Hallway

**3'4" x 5'9" (1.02 x 1.76)**

A welcoming space featuring wooden flooring. The hallway provides access to the downstairs WC, reception room and stairs to the first floor.

#### WC

**4'9" x 2'9" (1.46 x 0.86)**

Low level WC, wash hand basin with splash back, double glazed window to the front aspect, single central heating radiator and wooden flooring.

#### Living Room

**9'3" x 15'7" (2.82 x 4.76)**

Double-glazed window to the front aspect, wooden flooring and a single central heated radiator.

#### Kitchen/Dining Room

**8'7" x 12'9" (2.64 x 3.91)**

Fitted with range of matching high gloss wall and base units including cupboards and drawers, built in gas hob and electric oven with cooker hood, inset stainless steel sink unit with mixer taps, ample roll top work surfaces with splash back areas, with additional space for upright fridge freezer along with plumbing for a washing machine and a single central heating radiator. Finished with wooden flooring and French doors leading into the garden.

#### Landing

**6'9" x 6'3" (2.06 x 1.92)**

Carpeted floors with doors off to the bedrooms and bathroom.

#### Bedroom 1

**12'8" x 8'5" (3.87 x 2.57)**

This good size double room has ample space for wardrobes and other furniture. Single central heating radiator, carpeted flooring and double glazed windows overlooking the front aspect of the property.

#### Bathroom

**6'3" x 5'8" (1.93 x 1.73)**

Fitted with a modern white suite which features a panel bath with shower-mixer unit over and glass screen, low level W.C and pedestal wash basin. This half tiled bathroom benefits from a central heating radiator with laminate flooring and double glazed opaque window to side aspect.

#### Bedroom 2

**10'7" x 8'1" (3.25 x 2.48)**

This double room enjoys built in wardrobes and space for other furniture with single central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

#### Garden

To the rear is an enclosed garden mainly laid to lawn and with a barked area. Gated access to the side.

#### 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.

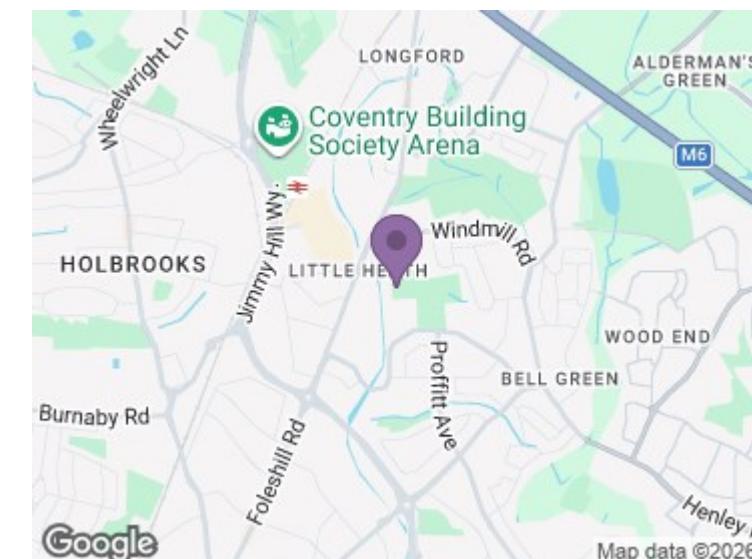
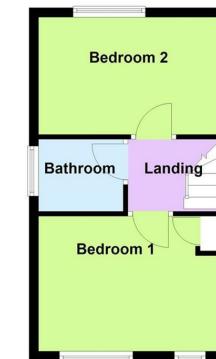
#### Tenure-Freehold

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.

#### Ground Floor



#### First Floor



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