



00 Whitmore Manor Close, Coventry, CV6 2PH Offers in excess of £340,000

SPACIOUS AND BRIGHT DETACHED FAMILY HOME

Located in the popular Holbrooks area to the north of Coventry, this spacious detached home offers excellent accommodation and will appeal to both homeowners and investors alike. Early viewing is highly recommended.

The accommodation briefly comprises a welcoming and spacious entrance hall with doors leading to the lounge, which enjoys direct access to the garden, and a well-fitted kitchen with a range of base and wall units and space for white goods. The kitchen opens into a dining area, creating a practical space for everyday living and entertaining. The ground floor is further complemented by a utility room and a convenient downstairs WC.

Stairs lead to the first-floor landing, where you will find the principal bedroom with an en-suite shower room, three additional bedrooms, and a family bathroom.

The property benefits from an enclosed rear garden with a lawn, ideal for relaxing and outdoor enjoyment. There is also a garage and driveway providing off-street parking.

Holbrooks is a well-served residential area north of Coventry city centre, offering easy access to a range of local shops, supermarkets, and schools, along with good transport links.



Disclaimer

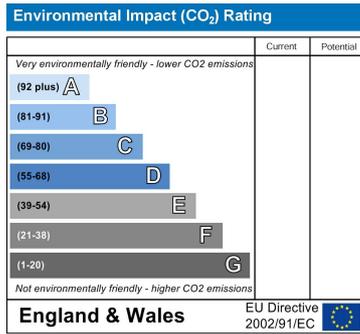
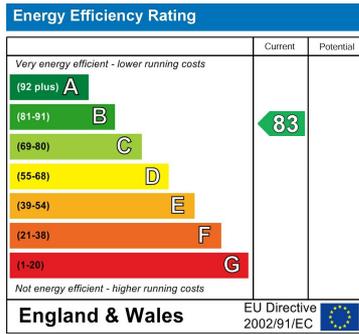
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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