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LETTINGS AND SALES



Westbury Road, Coundon, Coventry CV5 8HZ
£225,000

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****EXCELLENT POTENTIAL**** This three bedroom double bayed mid terraced home is offered with no upward chain that would make an ideal investment or first time purchase. The ground floor comprises of a spacious lounge/diner with feature fire place, leading through to a fitted galley-style kitchen which has an integrated oven & gas hob, and sunroom beyond. To the first floor are two double bedrooms both with ample fitted wardrobes and storage, a single bedroom & a fully tiled family bathroom to include shower cubicle, W/C and hand wash basin. There are well kept gardens to the rear with pond and a block paved driveway to the front. Additional benefits include double glazing throughout, an external W/C and large garage with workshop which is accessed via rear garden and with vehicular access from rear via secure communal gates. ENERGY RATING PENDING

Lounge/Diner

9'6" x 22'10" (2.92m x 6.97m)

Double glazed bay window to front, spacious through lounge diner with carpet and feature fireplace.

Kitchen

5'3" x 17'1" (1.61m x 5.23m)

Double glazed window to rear, galley style fitted kitchen with a range of wall and base units, integrated gas hob and electric oven.

Sun Room

9'11" x 8'5" (3.03m x 2.59m)

Double glazed windows to three sides and French Doors to garden, Sun Room with tiled flooring and lots of natural light.

Bedroom 1

9'6" x 12'0" (2.92m x 3.67m)

Double glazed bay window to front, fitted wardrobes and over bed storage, double room with carpet.

Bedroom 2

9'8" x 10'7" (2.95m x 3.23m)

Double glazed window to rear, fitted wardrobes and over bed storage, double room with carpet.

DISCLAIMER

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Bedroom 3

5'7" x 7'4" (1.71m x 2.25m)

Double glazed window to front, single room with carpet and fitted over bed storage

Bathroom

5'4" x 5'6" (1.63m x 1.69m)

Double glazed window to rear with privacy glass, fully tiled bathroom with shower cubicle, WC and hand wash basin.

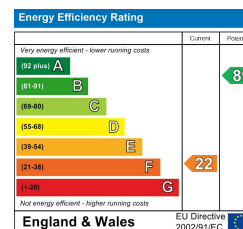
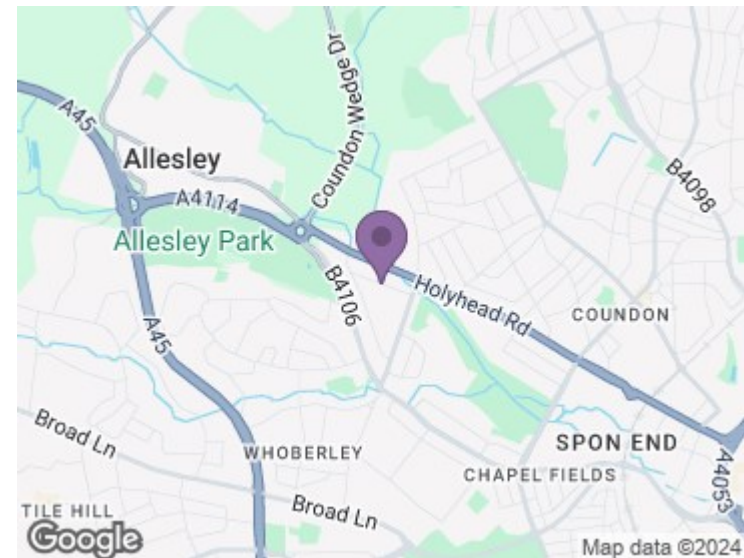
Loft Room

Fully boarded loft which is currently used as a hobby room.

Garage/Workshop

15'6" x 15'7" (4.73m x 4.77m)

Large garage with half converted into a workshop. Access from garden and vehicular access from rear via secure communal gates.



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