

360°
VIRTUAL TOUR
ONLINE VIEWING



Ladyfields Way, Holbrooks, Coventry CV6 4PB
£220,000

archerbassett
LETTINGS AND SALES

****NO UPWARD CHAIN**** A well presented three bedroom semi-detached property set in a desirable development which is close to local amenities, the Ricoh Arena and has excellent transport links with the M6. Briefly comprising of a spacious through lounge/diner with patio doors leading to the rear garden, fitted kitchen with a range of wall and base units and integrated gas hob and electric oven. A fully tiled bathroom with neutral suite to include a bath with electric shower over, WC and hand wash basin. Other benefits include double glazing, gas central heating, driveway, lawned garden to front and part paved/part lawned garden to rear. EPC Rating C

Kitchen

10'7" x 7'5" (3.24m x 2.28m)

Double glazed window to rear and UPVC door to garden. A generously sized kitchen with a range of wall and base units, integrated electric hob and oven and built in under stair storage.

Living Room

12'10" x 12'9" (3.93m x 3.91m)

Double glazed windows to front, spacious lounge with laminate flooring and feature fire surround.

Dining Room

10'7" x 7'8" (3.24m x 2.35m)

Double glazed patio doors leading to garden, dining room with laminate flooring.

Bedroom 1

14'9" x 8'8" (4.52m x 2.65m)

Double glazed window to front, spacious double room with carpet.

Bedroom 2

9'2" x 8'8" (2.81m x 2.66m)

Double glazed windows to rear, double room with carpet.

Bedroom 3

6'5" x 6'5" (1.98m x 1.98m)

Double glazed window to rear, single room with carpet and built in storage.

Tenure - Freehold

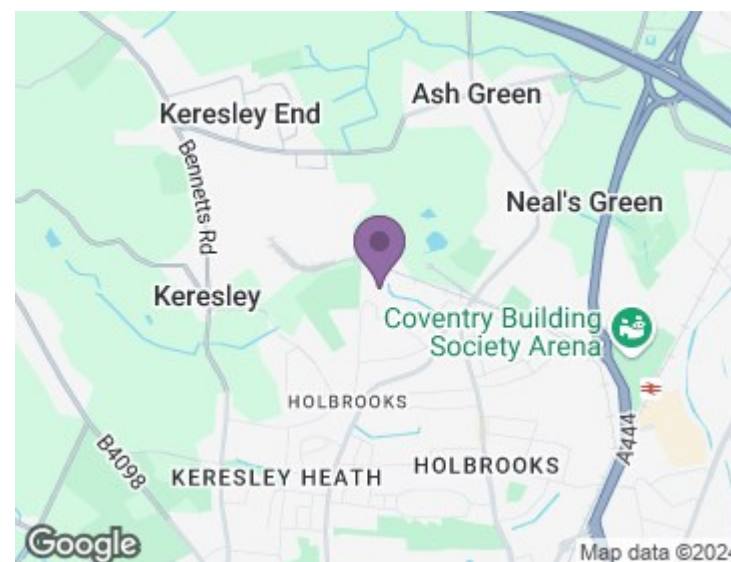
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

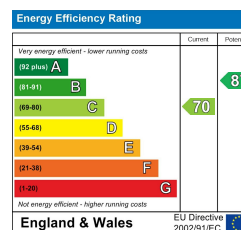
Agent Notes

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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