

Willenhall Lane, Binley, Coventry CV3 2EA £220,000

# archerbassett

\*FULL WIDTH REAR EXTENSION\* A modern and well presented two double bedroom home with an additional occasional room by way of a loft extension with Velux window & featuring double glazing and central heating throughout. Briefly comprising of two reception rooms, large extended fitted kitchen/diner with integrated oven, hob and breakfast bar. To the first floor are two double bedrooms and a fully tiled family bathroom with bath, separate shower cubicle, W/C and hand wash basin. Other benefits include a lawned fore garden, a large rear garden with lawn, patio and off road parking accessed via secure rear communal gates. ENERGY RATING D

## **Reception Room**

#### 15'4" x 11'11" (4.68m x 3.64m)

Double glazed bay window to front, spacious living room with laminate flooring.

## Reception Room 2

# 9'6" x 11'10" (2.90m x 3.60m)

Rear reception room with access to a large built in storage cupboard, laminate flooring.

#### Kitchen/Diner

#### 11'9" x 14'8" (3.59m x 4.48m)

Double glazed window and UPVC door to rear, spacious full width extension with modern fitted kitchen/diner to include an integrated hob, oven and breakfast bar.

#### Bedroom 1

#### 13'9" x 9'2" (4.20m x 2.80m)

Double glazed bay window to front, large double room with laminate flooring.

## Bedroom 2

## 11'1" x 8'4" (3.37m x 2.55m)

Double glazed window to rear, double rom with carpet and boiler cupboard.

#### <u>Bathroom</u>

## 8'8" x 6'3" (2.63m x 1.90m)

Double glazed window to rear with privacy glass, fully tiled

bathroom with white suite to include a bath, separate shower cubicle, W/C and hand wash basin.

## <u>Bedroom 3</u>

## 10'8" x 15'1" (3.24m x 4.60m)

Two double glazed Velux skylights, double bedroom with eves storage and carpet.

#### <u> Tenure - Freehold</u>

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.

#### <u>Viewings</u>

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.

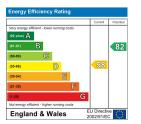
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.





DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.



67 Hertford Street, Coventry CV1 1LB

024 7623 7500 sales@archerbassett.co.uk

archerbassett.co.uk