



Woodway Close, Potters Green, Coventry CV2 2AT
£180,000

archerbassett
LETTINGS AND SALES

Situated within close proximity to the University Hospital and easy access to the motorway network this spacious four bedroom terraced home benefits from gas central heating and double glazing throughout. In brief the property comprises of a kitchen/diner with a range of wall and base units to include integrated gas hob and electric oven and a generously sized lounge. To the first floor are three double bedrooms, a good size single bedroom, bathroom room with bath and shower over & hand wash along with a separate W/C. Other features include gardens front & rear and a garage.

Entrance Hall

5'9" x 6'2" (1.76m x 1.88m)

UPVC front door, entrance hall with large built in storage cupboard.

Lounge

18'1" x 10'10" (5.50m x 3.30m)

Double glazed window to front and rear. Spacious lounge with carpet.

Kitchen/Diner

18'1" x 8'11" (5.50m x 2.71m)

Double glazed windows to front and rear, spacious kitchen/diner with a range of wall and base units and integrated gas hob and electric oven.

WC

3'3" x 3'8" (1.00m x 1.12m)

Downstairs W/C with hand wash basin.

Bedroom 1

11'10" x 8'10" (3.60m x 2.68m)

Double glazed window to front, spacious double room with built in storage cupboard.

Bathroom

5'9" x 5'9" (1.76m x 1.76m)

Double glazed window to rear with privacy glass, part tiled bathroom with bath and shower over, and hand was basin

WC

2'6" x 6'1" (0.75m x 1.85m)

Separate W/C with hand wash basin

Bedroom 2

8'10" x 7'10" (2.68m x 2.39m)

Double glazed window to front, small double room with built in storage cupboard.

Bedroom 3

8'10" x 7'10" (2.68m x 2.39m)

Double glazed window to front, small double room with built in storage cupboard.

Bedroom 4

5'11" x 10'11" (1.81m x 3.32m)

Double glazed window to rear, small double room with built in storage cupboard.

Tenure - Freehold

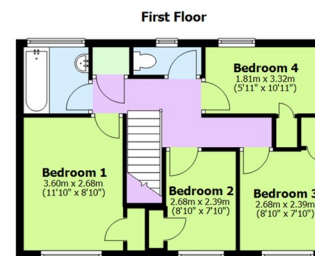
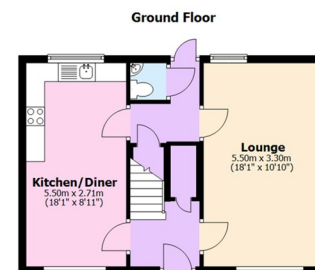
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

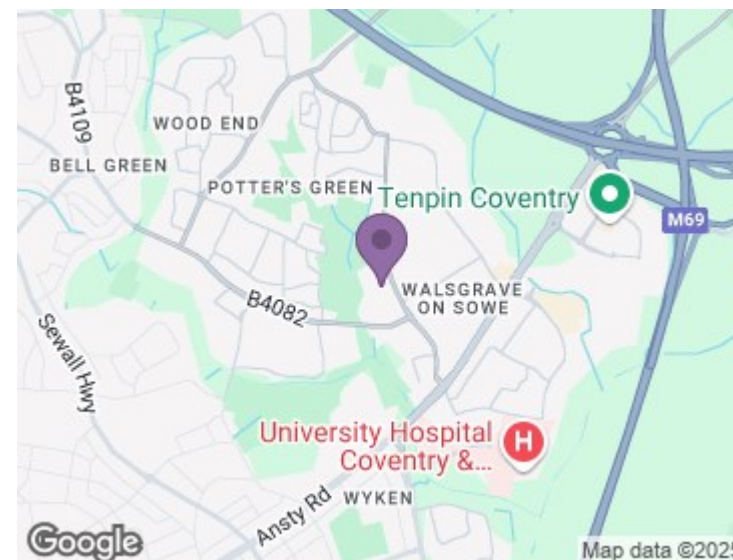
Viewings are strictly by appointment only via Archer Bassett.

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.



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the agent for any errors, omissions or misrepresentation. Plan produced using Planity.



DISCLAIMER

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			82
(92 plus) A			
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

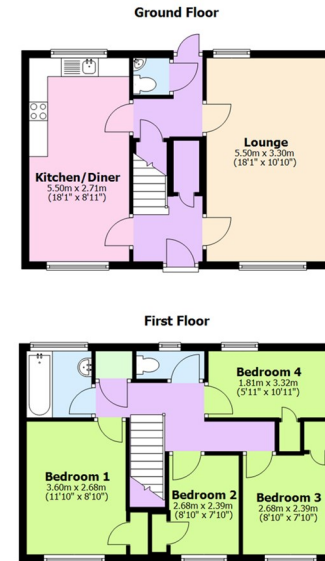
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 5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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