

Newhall Road, Henley Green, Coventry CV2 1AY
Offers In The Region Of £169,995

archerbassett
LETTINGS AND SALES

A substantial and extended two bedroom home set in a popular location within walking distance of Wyken Croft Nature Park and local amenities. The property would benefit from cosmetic refurbishment and briefly comprises of two spacious reception rooms both with laminate flooring, a fitted kitchen with a range of wall and base units and velux skylight. To the first floor there are two double bedrooms and part tiled family bathroom with a white suite to include bath with shower over, W/C and hand wash basin. Other benefits include double glazing and central heating throughout, a driveway to front and large 30 meter lawned garden.

Lounge
11'3" x 11'11" (3.44m x 3.62m)

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

Dining Room
11'2" x 6'7" (3.40m x 2.00m)

Large dining room/secondary reception room with access to pantry cupboard, downstairs WC and double doors to kitchen.

Kitchen
6'6" x 11'11" (1.99m x 3.62m)

Double glazed windows to rear and velux skylight. Full width rear kitchen extension with a range of wall and base units.

Downstairs W/C
8'2" x 2'7" (2.5m x 0.8m)

Window to rear, downstairs WC and hand wash with boiler.

Bedroom 1
11'4" x 15'6" (3.46m x 4.72m)

Double glazed window to front, large double room with additional built in storage.

Bedroom 2
11'5" x 10'2" (3.49m x 3.10m)

Double glazed window to rear with views of garden. Large double room with carpet.

Bathroom
7'4" x 5'0" (2.23m x 1.52m)

Double glazed window to rear, part tiled bathroom with white suite to include bath with shower over, WC and hand wash basin.

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.

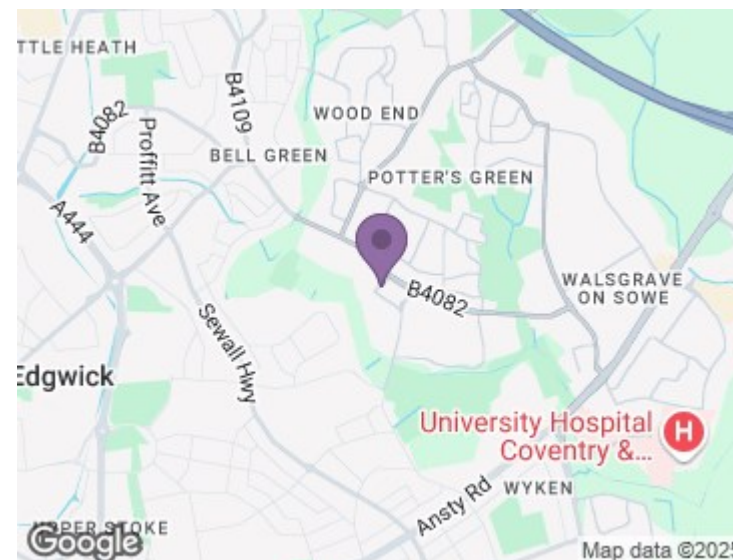
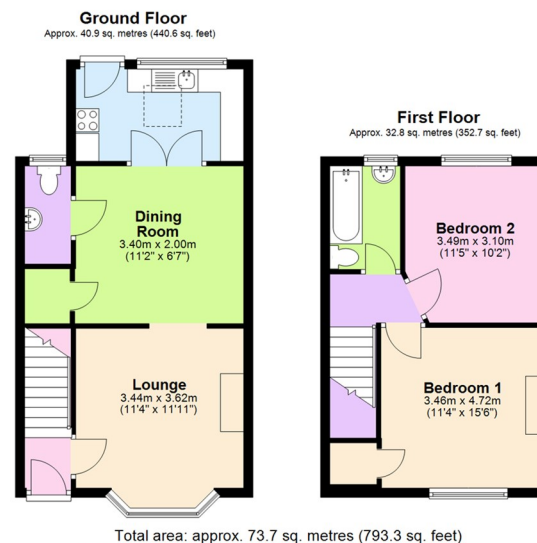
Agent Notes
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk