

HALLWAY

LOUNGE

12' 8" x 10' 11" (3.86m x 3.33m)

CONSERVATORY

10' 7" x 9' (3.23m x 2.74m)

KITCHEN

7' 10" x 9' 8" (2.39m x 2.95m)

BEDROOM

12' 9" x 9' 9" (3.89m x 2.97m)

SHOWER ROOM WC

REAR GARDN & PATIO

RESIDENTS PARKING



Ground Floor

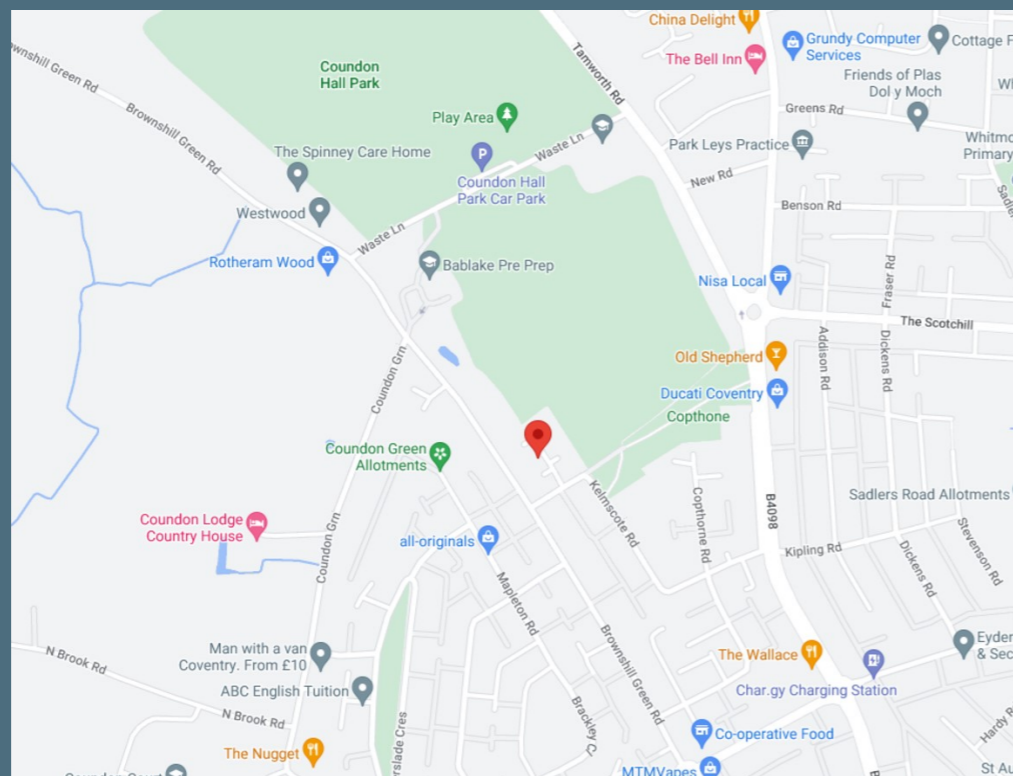


yeoman&owen  
ESTATE AGENTS

## 6 Brownhill Court

Coundon, Coventry, CV6 2PE

£205,000



### IMPORTANT NOTICE

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

### Contact us at

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**£205,000**

**6 Brownhill Court  
Coundon, Coventry, CV6 2PE**

- Semi Detached Retirement Bungalow
- Sought After Location
- Lounge With Feature Fireplace
- Conservatory
- Refitted Kitchen
- Refitted Shower Room WC
- Rear Garden & Patio
- Double Glazing & Electric Storage Heaters
- Freehold
- Council Tax Band C
- EPC Rating D



**Viewing is strictly by appointment**



### Property Description

A well presented semi detached bungalow in a sought after retirement complex for the over 55's. Close to local shops and public transport links. The property benefits from double glazing and electric heating.

In brief the accommodation comprises: hallway, lounge with a feature fireplace, conservatory, refitted kitchen, DOUBLE BEDROOM, and a refitted shower room WC. There is an enclosed rear garden and patio, residents parking and a communal lounge.

Potential purchasers will be required to submit an application and undergo an interview prior to an offer being accepted. There is a monthly service charge of £122.40 for the maintenance of the communal gardens, external repairs excluding windows, the site managers fee and communal lounge facilities as well as buildings insurance.

**MUST BE VIEWED INTERNALLY.**

**NO UPWARD CHAIN.**

