



- ♥ TWO BEDROOMS
- ♥ TWO RECEPTION ROOMS
- ♥ DOWNSTAIRS BATHROOM
- ♥ KITCHEN

£169,950

5 Holmfield Road, Stoke, Coventry, CV2 4DD

**\*\*NO CHAIN\*\* TWO DOUBLE BEDROOMS\*\* TWO RECEPTION ROOMS\*\*** Benburys are pleased to present this mid-terraced house in Stoke which benefits from two double bedrooms, two reception rooms, kitchen and downstairs bathroom with shower over bath. Rear enclosed garden, gas central heating and double glazed windows. EPC rating D





## Property Description

DESCRIPTION **\*\*NO CHAIN\*\* TWO DOUBLE BEDROOMS\*\* TWO RECEPTION ROOMS\*\*** Benburys are pleased to present this mid-terraced house in Stoke which benefits from two double bedrooms, two reception rooms, kitchen and downstairs bathroom with shower over bath. Rear enclosed garden, gas central heating and double glazed windows. EPC rating D

ENTRANCE HALLWAY A well presented space with double glazed front entrance door, laminate flooring and doors off to the two reception rooms.

LOUNGE 11' 2" x 7' 6" (3.416m x 2.309m) Laminate flooring, central heating radiator and double glazed window to the front aspect.

DINING ROOM 11' 2" x 12' 1" (3.404m x 3.690m) Double central heating radiator, double glazed window to the rear aspect, stairs leading to the first floor and door leading into the kitchen.

KITCHEN 9' 10" x 6' 2" (3.002m x 1.888m) Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, built in gas hob and electric oven with cooker hood, inset stainless steel sink unit with mixer tap, ample roll top work surfaces with complimenting tiled splash back areas, with additional space for upright fridge freezer along with plumbing for washing machine, finished with laminate flooring. Double glazed window to the side aspect and double glazed door leading into the garden.

BATHROOM 6' 4" x 5' 2" (1.936m x 1.597m) Fitted with a modern white suite which features a panel bath with electric shower over and shower curtain, low level W.C and wash basin. This fully tiled bathroom benefits from a heated towel rail, storage cupboard, vinyl flooring and a doubled glazed opaque window to the side aspect.





**BEDROOM 11' 2" x 11' 3" (3.423m x 3.441m)** This good size double room enjoys ample space for wardrobes and other furniture with double central heating radiator, laminate flooring and double glazed window overlooking the front aspect of the property.

**BEDROOM 11' 2" x 12' 1" (3.428m x 3.700m)** Another double room featuring adequate space for wardrobes and units with double central heating radiator, laminate flooring and double glazed window overlooking the rear aspect of the property.

**GARDEN** To the rear is an enclosed garden mainly laid to lawn, patio and decking seating area under a lean to.

**AGENTS NOTES 1. MONEY LAUNDERING REGULATIONS -**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**VIEWINGS** We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements