



Shilton Lane Coventry CV2 2AB

£300,000



Shilton Lane

Coventry CV2 2AB

- Semi detached Bungalow
- Three Bedrooms
- Fitted Kitchen
- Garden & Driveway
- No Chain
- EPC C (69)
- Freehold
- Council Tax Band C
- We believe all mains services are connected to the property (not tested).

This three bedroom semi detached Bungalow is situated in a convenient location with easy access to the local shops and amenities as well as links to the Motorway.

The accommodation features: entrance hall, living room, dining room, fitted kitchen, three bedrooms, wet room, separate WC. Externally there is a well stocked

Private rear garden with a veranda and seating area with gated side access to the front, drive way and car port. The property is offered with no chain.



Hallway

Door to front, door to dining room, bedrooms and bathroom.

Dining Room

Door to living room & Kitchen.

Living Room

Double glazed window to front, fire place, TV point, radiator, door to dining room.

Kitchen

Double glazed window to side, range of wall and base unit cupboards, single bowl stainless steel sink and drainer, plumbing for washing machine, wall mounted gas central heating boiler, door to side providing access to rear garden.

Bedroom 1

Double glazed sliding door to rear garden, double glazed window to side, TV point, radiator.

Wet Room

Opaque double glazed window to front, mains shower, low level WC, wash hand basin, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front, radiator.

Garden

Well stocked private garden with veranda over patio seating area.

Driveway

To the front of the property there is a drive way and car port providing parking space for several cars.





Total area: approx. 92.9 sq. metres (999.7 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special Note

We have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



Telephone: 02476 256 616
Email: sales@cartwriughthands.co.uk
121-123 New Union St, Coventry, CV1 2NT

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 no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.