



Pershore Place, Cannon Hill, Coventry, CV4 7DA

In Excess of £395,000



Pershore Place

Cannon Hill, Coventry

- Six Bedrooms
- Two shower rooms
- Large Kitchen
- Open plan Lounge
- Downstairs WC
- Garden to front & rear
- Tenure freehold
- EPC E (52)
- Council Tax Band B
- We believe all mains services are connected to the property (not tested).

This spacious and well presented 6 bedroom House of Multiple Occupancy (HMO) is situated in a sought after location in Cannon Hill within easy reach of Warwick University as well as shops and amenities in Cannon Park Shopping Centre.

The accommodation features: downstairs WC, downstairs shower room, open plan fitted kitchen/lounge, six double bedrooms, upstairs shower room, easy maintenance garden to front & rear.



On the Ground Floor

Entrance Hall

Double glazed door to front, doors to downstairs WC, Shower room, Lounge/Kitchen, Bedrooms 1,2,3 stairs to first floor.

Shower Room

Shower cubicle, low level WC, wash hand basin, radiator.

Cloakroom

Low level WC, wash hand basin, radiator.

Communal Lounge

Space for sofa & dining table, open to kitchen area, radiator.

Open Plan Kitchen

Range of wall and base unit cupboards and drawers, two stainless steel sinks and drainers, plumbing for washing machine, two integrated electric double ovens, two integrated electric hobs, cooker hood, space for two fridge/freezers, double doors to rear garden.

Bedroom one

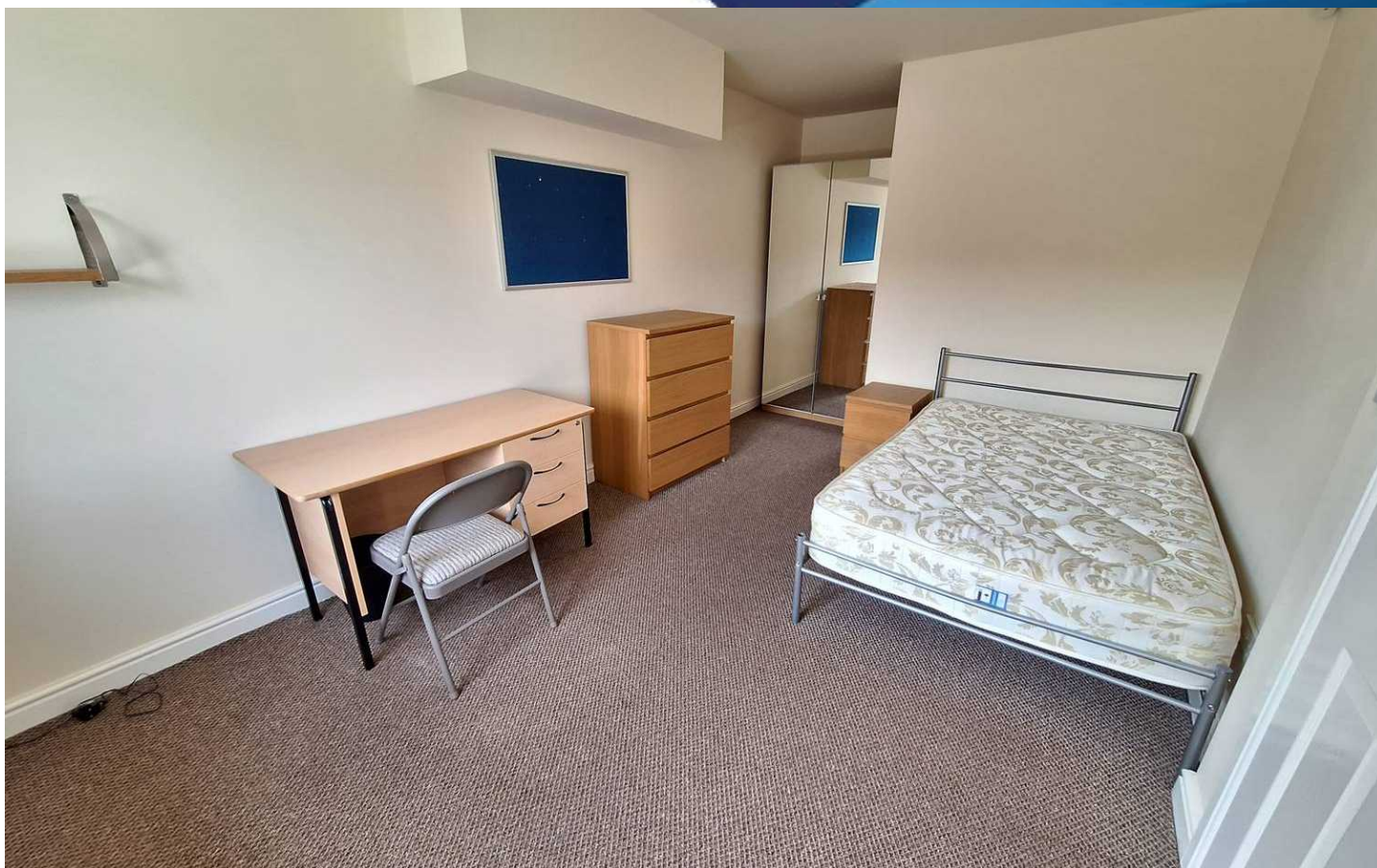
Double glazed window to front, radiator.

Bedroom two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.



On the First Floor

Bedroom four

Double glazed window to rear, radiator.

Bedroom five

Double glazed window to rear, radiator.

Bedroom six

Double glazed window to front, radiator.

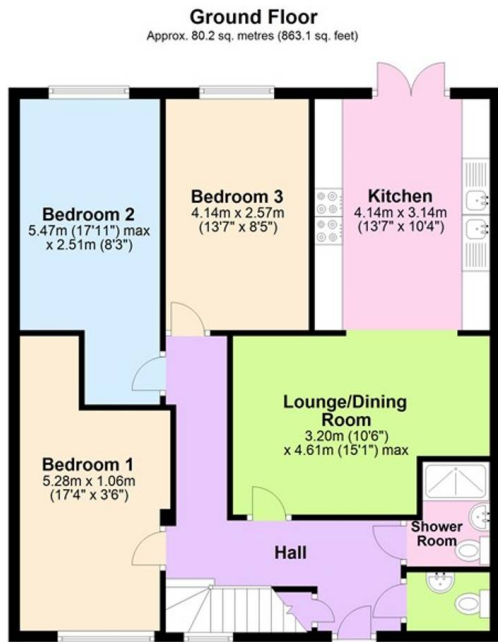
Shower Room

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

Garden

Steps up to raised easy maintenance pebbled garden enclosed by timber fence boundary.





Total area: approx. 127.5 sq. metres (1372.4 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



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Special Notes

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. Please ask the Agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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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.

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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.



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