



164 Terry Road, Stoke, Coventry, CV1 2BA

£220,000

cartwright

hands

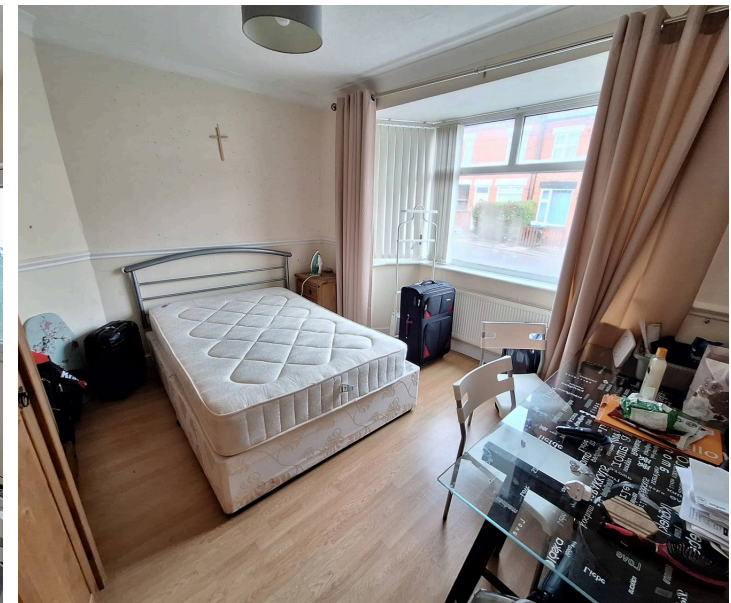


# 164 Terry Road

Stoke, Coventry

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Shower Room
- Garden
- No Chain
- Tenure Freehold
- EPC D (62)
- Council Tax Band A

This three bedroom semi detached family home is situated in a convenient location for access to local shops and amenities. Ideal for families as well as buy to let investors. The accommodation features: entrance hall, two reception rooms, fitted kitchen, three bedrooms, shower room and garden to rear. The property is offered with no onward chain.





## On the ground floor

### Hallway

Door to front, stairs to first floor, doors to lounge & kitchen, radiator.

### Lounge

Double glazed bay window to front, radiator.

### Dining Room

Double glazed window to rear over looking the garden, fire place, radiator.

### Kitchen

Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, plumbing for washing machine, integrated four ring gas hob and electric oven, cooker hood, double glazed door to rear garden.

## On the first Floor

### Landing

### Bedroom one

Double glazed window to rear, built in wardrobe, radiator.

### Bedroom two

Double glazed window to front, radiator.

### Bedroom Three

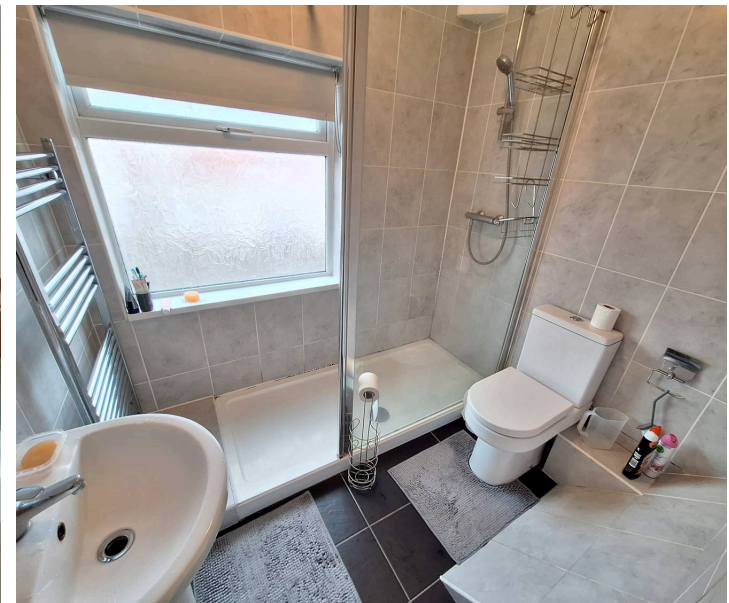
Double glazed window to rear, radiator.

### Shower Room

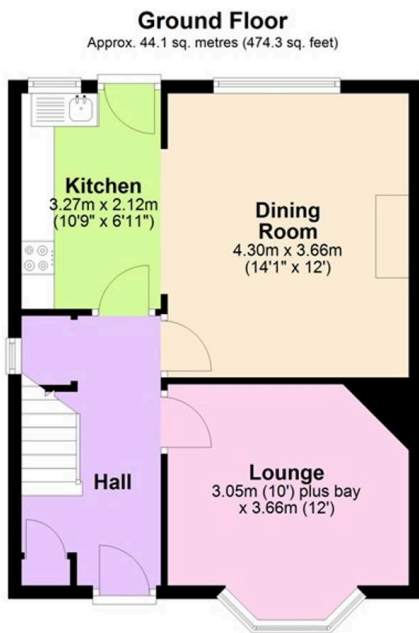
Opaque double glazed window to front, shower cubicle with mains shower, low level WC, wash hand basin, heated towel rail.

### Garden

Patio area leading to level lawn with flower beds with plants, trees and bushes enclosed by timber fence boundary.







Total area: approx. 87.9 sq. metres (945.6 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 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. Ask agent regarding Rights & Restrictions. 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

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