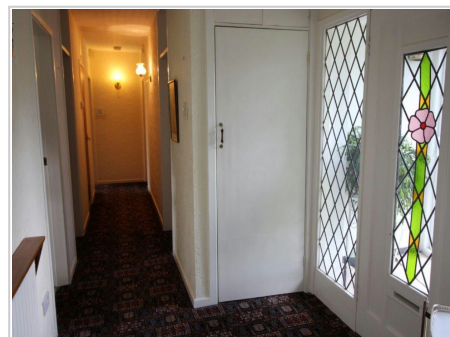
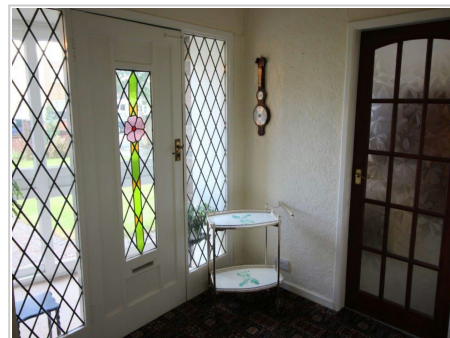


Burbages Lane,  
Ash Green,  
Coventry,  
CV6 6AX

300,000



- Individual double fronted 3 bedroom detached bungalow with no chain
- Enjoying approx quarter acre plot with in excess of 100ft rear garden
- Through lounge
- Fitted kitchen with open plan breakfast/living room
- 3 bedrooms with built in wardrobes
- Large shower/wet room
- 2 driveways, one to brick garage



Ref: PRB12876

**REDUCED**

Viewing Instructions: Strictly By Appointment Only



## General Description

\*Individual double fronted three bedroom detached bungalow \*Enjoying a larger than average plot extending to some quarter of an acre \*Sought after backwater lane \*Gas central heating \*uPVC sealed unit double glazed windows \*Full length reception lounge \*Fitted kitchen with open plan breakfast/living room \*Three bedrooms, all with built in wardrobes \*Fully tiled 11ft shower/wet room \*Direct access to both side of the bungalow with brick built garage \*Front and mature lawned rear garden in excess of 100ft.

Situated in a sought after backwater lane, just off Wheelwright Lane here is an individual double fronted three bedroom detached bungalow. The property has been occupied from new and represents ideal family accommodation with excellent scope to extend to the rear elevation subject to necessary planning premission. The property enjoys a larger than average plot, some quarter of an acre which has been well maintained and mainly laid to lawn.

The bungalow is of a well planned three bedroom design, all with built in fitted wardrobes, and enjoying fully length reception lounge together with a fitted kitchen with appliances and open plan breakfast/living room.

We would strongly recommend an internal inspection of the property to be fully appreciated.

The property is well served and is within easy walking distance of the Ricoh Arena Shopping Centre and local schools and bus services both to Coventry and the A444 and M6.

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## Accommodation

### Accommodation comprises

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#### uPVC patio style storm porch

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#### Original entrance door

With coloured leaded lights and matching side screens to the



#### Entrance Hall (24' 10" x 6' 08") or (7.57m x 2.03m)

Built in cloaks cupboard, doors leading off to all rooms.

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Full length reception/lounge (19' 09" x 11' 0") or (6.02m x 3.35m)

Coal effect living flame gas fire with marble fireplace.

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Fitted kitchen/breakfast room (18' 06" x 15' 04") or (5.64m x 4.67m)

Enjoying open living accommodation with fitted kitchen, incorporating split level hob, oven, integrated fridge and dishwasher.

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Bedroom 1 (11' 0" x 11' 0") or (3.35m x 3.35m)

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Bedroom 2 (12' 0" x 11' 0") or (3.66m x 3.35m)

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Bedroom 3 (8' 0" x 12' 0") or (2.44m x 3.66m)

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Fully tiled wet/shower room (11' 0" x 6' 03") or (3.35m x 1.91m)

With walk in shower cubicle, separate walk in wet area for disabled access.

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## Outside

Direct access to both sides of the bungalow with double length driveways, one leading to the brick built garage measuring (16ft 3 x 8ft). Wide lawned foregarden providing excellent scope to incorporate an arched in and out driveway, larger than average rear garden with brick paviour terrace, pathway, lawned area with established borders to both sides, tapering into a triangular shape to the rear, timber garden shed, brick built store cupboard. The plot extends to some quarter of an acre with excellent scope to extend the bungalow subject to the necessary planning permission.

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## Location

Proceed out via Foleshill Road bearing left into Lockhurst Lane, and into Holbrook Lane and Wheelwright Lane, right into Burbages Lane and the property can be found on the right hand side recognised by the for sale board.

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## Services

We believe all mains services are connected to the property.

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## Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the sale.

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## 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.

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## Note

It should be noted that these particulars have not been verified by the vendor.

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## 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.

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## Surveys

Our Survey Department offers a full range of Surveys and Valuation Reports including the RICS Homebuyers Survey and Valuation Report. Please telephone our Survey Department on 02476 256616 for a free quotation.

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# 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.

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## Services

EPC Rating:62

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*