

Bromleigh Drive,
Copsewood,
Coventry,
CV2

199,500



- Double circular stone bayed terrace, immaculately presented throughout
- Gas central heating and double glazed
- 2 bay windowed rear reception rooms
- Breakfast kitchen with hob, oven and fridge
- 3 bedrooms and fully tiled refurbished bathroom
- Rear access brick garage and well tended gardens



Ref: PRB12804

Viewing Instructions: Strictly By Appointment Only



General Description

*Double circular stone bayed 'white built' terrace property *Immaculately maintained throughout *Gas central heating
*Sealed unit double glazed windows *Two bay windowed reception rooms, one with living flame gas fire *Breakfast/
kitchen room with comprehensive range of units incorporating split level hob, double oven and refrigerator *Three
bedrooms, two with built in wardrobes *Refurbished fully tiled bathroom with shower *Rear access to brick built garage
*Well laid out gardens *Viewing highly recommended to avoid disappointment.

Situated in this sought after residential location just off the Binley Road here is a most imposing double circular stone bayed white built terraced property. The property must be viewed internally to be fully appreciated which is a credit to the present owners retaining many delightful features particularly the original leaded light windows to the front elevation which have been double glazed, the two bay windowed reception rooms, the rear overlooking the delightful colourful rear garden and the three well proportioned bedrooms, two with built in wardrobes.

The property is well served within walking distance of local shops, schools and bus services as well as being within easy access of the city centre.

Accommodation

Accommodation comprises

On the ground floor

Entrance Door

To the



Entrance Hall (14' 06" x 5' 05") or (4.42m x 1.65m)



Bay windowed lounge (14' 0" x 12' 03") or (4.27m x 3.73m)

Coal effect living flame gas fire with feature stone surround.



Dining/Sitting Room (13' 08" x 10' 07") or (4.17m x 3.23m)



Breakfast/kitchen room (17' 07" x 7' 0") or (5.36m x 2.13m)

Incorporating Siemens four ring gas hob with matching double electric oven, integrated refrigerator and breakfast table.

On the first floor

Landing



Bedroom 1 (14' 0" x 10' 10") or (4.27m x 3.30m)

Full length built in wardrobes.



Bedroom 2 (12' 03" x 11' 08") or (3.73m x 3.56m)

Built in fitted wardrobes, incorporated wall mounted Valiant gas fired boiler installed February 2012.

Bedroom 3 (7' 08" x 6' 10") or (2.34m x 2.08m)

Full height built in dresser cupboard, feature oriel window.



Refurbished Bathroom

Fully tiled with Mira shower unit.



Outside

Rear access to the detached brick built garage (measuring 16ft 6 x 8ft 10) with power and lighting. Walled lawned foregarden laid to lawn and private well laid out rear garden with paved terracing with small lawned area, with established borders to one side giving a wealth of privacy, aluminium framed greenhouse.



Brick built outside tiled w.c

With plumbing for washing machine.

Location

From the city proceed out via Binley Road, left into Bromleigh Drive and the property can be found on the right hand side.

Services

We believe all mains services are connected to the property.

Fixtures and Fittings

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

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.

Note

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

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.

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.

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.

Services

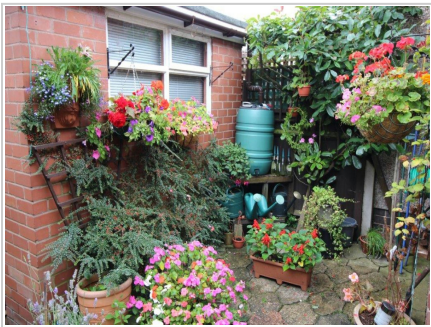
EPC Rating:60

Tenure

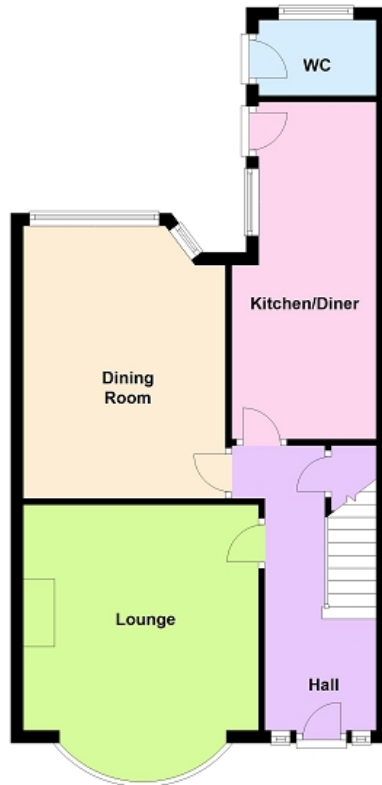
We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Ground Floor



First Floor



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.

