



- Three bedroom Coundon home
- Excellently presented
- Extended and modernised
- Large fitted kitchen

**Barkers Butts Lane, Coundon, Coventry, CV6 1EJ**

**Offers In Excess Of £220,000**

\*\*\*IMMACULATE, EXTENDED AND MODERNISED TRADITIONAL DOUBLE BAYED THREE BEDROOM PROPERTY IN SOUGHT AFTER COUNDON\*\*\*close to good local schools and amenities, with extended kitchen, large lounge/diner, conservatory, bathroom, front and rear gardens, central heating and double glazing





## Property Description

Foster Lewis and Co are delighted to offer for sale this excellently presented, traditional double bayed three bedroom property in the ever popular area of Coundon. Having been extended and modernised, this ideal family home comprises of an entrance hallway leading through to the spacious lounge/diner with Amtico flooring and feature fireplace, uPVC doors through to the conservatory, an extended galley style kitchen which is accessed from the hallway or conservatory. The upstairs benefits from a master bedroom with fitted wardrobes, a further double bedroom, a single bedroom and a part tiled bathroom with white suite and shower over bath. Other benefits include a low maintenance front garden with potential to convert into a drive, a secluded stepped rear garden which is part decked and part lawned, central heating and double glazing. There is a possibility of NO UPWARD CHAIN and VIEWINGS ARE HIGHLY RECOMMENDED

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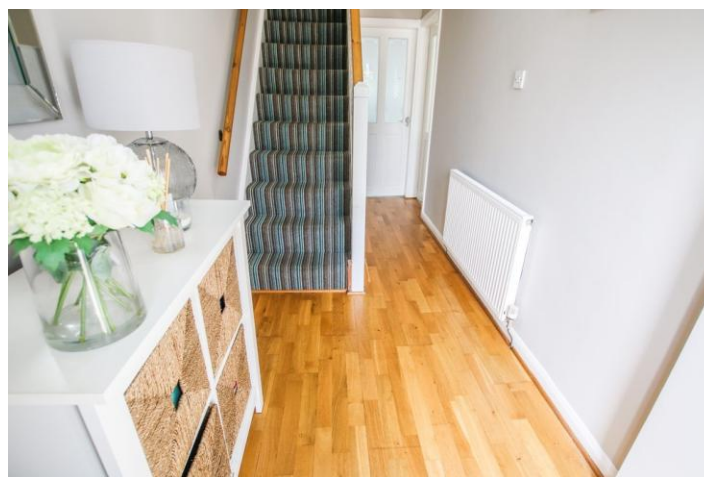
Measurements;

Entrance hall (with laminate flooring) - 3.93 x 1.64m  
 Through lounge/diner (with Amtico flooring and feature fireplace) - 7.97 x 3.74m  
 Conservatory (with uPVC doors to rear garden) - 3.84 x 2.45m  
 Extended galley style kitchen - 6.25 x 2.32m  
 Bedroom one (Front aspect, with fitted wardrobes) - 4.50 x 3.26m  
 Bedroom two (Rear aspect) - 3.65 x 3.33m  
 Bedroom three (Front aspect) - 2.74 x 1.79m  
 Bathroom (white suite with shower over bath) - 1.81 x 1.79m

Viewings - only through Foster Lewis and Co head office on 02476 592929







Money laundering Act - intended 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.

Council Tax - please refer to [www.voa.gov.uk](http://www.voa.gov.uk) to verify this information.

Tenure - the vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

Description - measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another.

Consent - we have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Agents Opinion - these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

Every attempt has been made to ensure accuracy, photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings, therefore potential buyers are advised to recheck the measurements before committing to any expense. In accordance with the Property Mis descriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Foster Lewis and Co has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

