



Coopers

120 Forfield Road,
Coundon, Coventry



120 Forfield Road, Coundon, Coventry, CV6 1FS

Unique and stylishly improved and extended family home - a very spacious double fronted property with FOUR first floor bedrooms, luxury shower room and with much extended living accommodation. Private side direct driveway to garage. Well stocked private gardens



Fantastic opportunity to buy a home with a difference! Enjoying an open plan reception with arch to front living room, a second L shaped living room, well fitted modern breakfast/kitchen extension, sun lounge and large very useful utility room. There are solar panels that are fitted to this property.

- Double fronted end terraced family home
- Private side driveway and garage
- Two very good sized living rooms
- Breakfast/kitchen with large walk in pantry
- Sun lounge and utility room
- Four good sized bedroom and spacious shower room

£339,995



Kitchen



Family Room



Open Plan Dining Area



Living Room



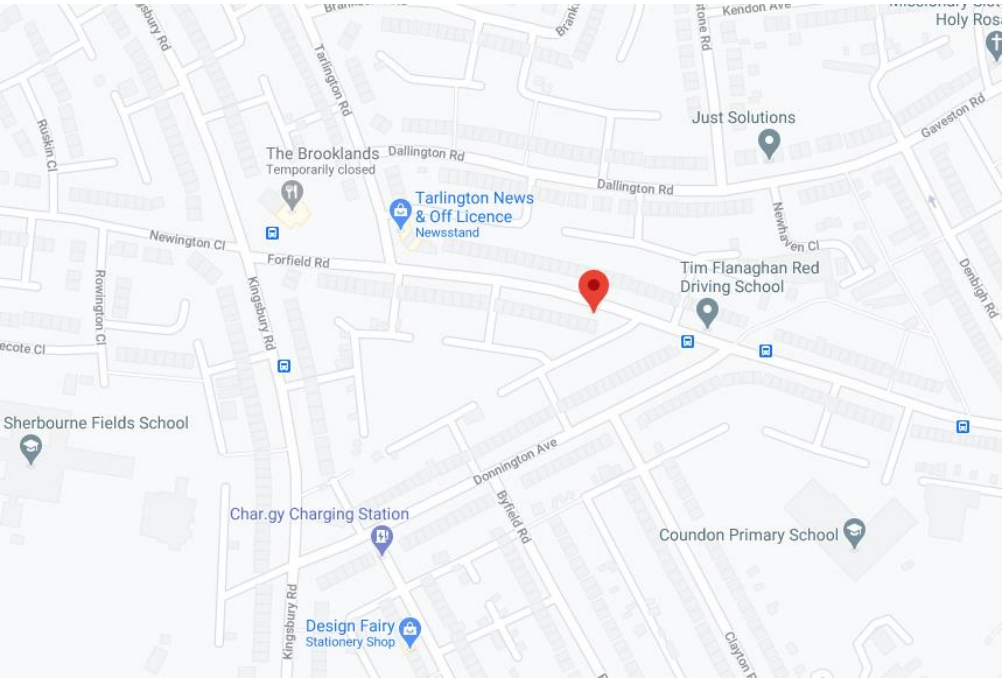
Sun Room



Bedroom One (front)



Bedroom Two (front)



Bedroom Three (front)



Family Bathroom

Tenure
We are verbally told that this property is Freehold. This will be checked through Solicitors.

Fittings & Fixtures
Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

Council tax
According to valuation Office Website enquiries this property is in Band D

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF A CONTRACT OR OFFER. COOPERS give notice to prospective purchasers that they must not rely upon any statement herein as representation of fact but they should make their own inspection or commission a survey. The owners do not make or give and neither COOPERS nor their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All reasonable efforts have been made to ensure the accuracy of these Sales Particulars including the approximate measurements stated. These are for general guidance only. COOPERS have not tested any apparatus, equipment, fittings and fixtures or services it so cannot verify that they are in working order or fit for purpose. Any purchaser is advised to obtain verification from their Surveyor or Solicitor.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 101 m², FLOOR 2: 61 m²
 TOTAL: 161 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

22 New Union Street, Coventry, CV1 2HN

024 7655 2841

www.coopersestateagents.com

sales@coopersestateagents.com

rightmove 
 Zoopla

Coopers