

HALLWAY

LOUNGE

13' 10" x 10' 10" (4.22m x 3.3m)

CONSERVATORY

7' 10" x 8' 3" (2.39m x 2.51m)

KITCHEN

10' 8" x 9' 8" (3.25m x 2.95m)

BEDROOM

10' 1" x 9' 7" (3.07m x 2.92m)

BEDROOM

7' 8" x 7' 1" (2.34m x 2.16m)

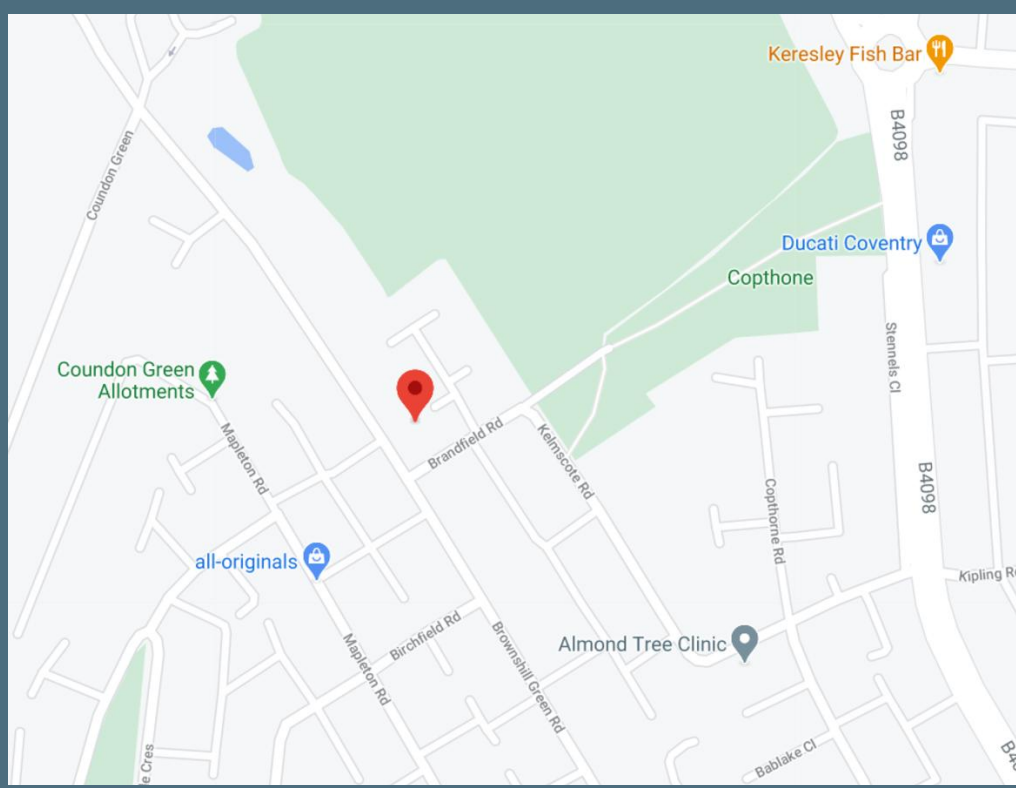
SHOWER ROOM

REAR GARDEN

RESIDENTS PARKING



**IMPORTANT NOTICE**  
 We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.



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**9 Brownhill Court**  
 Coundon, Coventry, CV6 2PE **£205,000**



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**£205,000**

**9 Brownhill Court  
Coundon, Coventry, CV6 2PE**

- Semi Detached Bungalow
- Sought After Location
- Retirement Complex
- Lounge
- Conservatory
- Kitchen
- TWO BEDROOMS
- Shower Room
- Tax Band C
- EPC Rating E

Viewing is strictly by appointment



### Property Description

A well presented semi detached bungalow in a sought after retirement complex for the over 55's. Close to local shops and public transport links. The property benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: hallway, lounge, conservatory, kitchen, TWO bedrooms and a shower room WC. There is an easily maintained enclosed rear garden, residents parking and a communal lounge.

Potential purchasers will be required to submit an application and undergo an interview prior to an offer being accepted. There is a monthly service charge of £111 for the maintenance of the communal gardens, external repairs excluding windows, the site managers fee and communal lounge facilities as well as buildings insurance. **MUST BE VIEWED INTERNALLY.**

