

Green Lane, Coventry

4 Bedroom House - Semi-Detached

£475,000



FOR SALE

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LETTINGS AND SALES







A rare opportunity has arisen to purchase this substantial, and immaculately presented, family home set in one of the city's most prestigious locations. Close to local amenities and within the catchment for Finham Park School this is an opportunity not to be missed. The property has been fully refurbished from top to bottom and has been finished to an exacting standard and is available with no onward chain.

From the spacious entrance hall there is a Home Office/Cloakroom, Living Room with feature fireplace, a large open plan Kitchen/Dining Room with a newly fitted modern well equipped kitchen suite with integrated dishwasher, electric hob & oven, also featuring Bi-Folding doors leading on to the generously sized private rear garden. In addition there is a double bedroom set just off the kitchen with its own en-suite shower room and access to garage.

To the first floor are two well-proportioned double bedrooms and a larger than average single bedroom. In addition there is a good size, family bathroom with new white suite to incorporate a bath with dual head shower over, W/C and hand wash basin.

The frontage is lawned with driveway for two cars and garage access. The rear garden has been freshly landscaped to include new established lawn and patio area. Other features of this superb home include new double glazing, new central heating system and boiler and views of open greenspaces to front. There is also the potential to further develop the already much improved home with extensions to the side and rear elevations, with the correct permissions.

Living Room
3.59m x 3.92m (11'9" x 12'10")
Double glazed window to front, large lounge with feature fireplace.

Kitchen/Diner
6.04m x 3.59m (19'9" x 11'9")
Double glazed window and Bi-Folding doors to rear, spacious through kitchen/diner with newly fitted modern kitchen suite to include integrated dishwasher, electric hob & oven.

Garage
2.96m x 5.11m (9'8" x 16'9")
Sizable garage with up and over door, internal access.

Ground floor Bedroom (Bedroom 4)
2.86m x 3.03m (9'4" x 9'11")
Double glazed window to rear and UPVC door to garden, large double room with access to ensuite.

Ensuite
1.55m x 1.15m (5'1" x 3'9")
Ensuite shower room with W/C and hand wash basin.

Bedroom 1
3.68m x 3.98m (12'0" x 13'0")
Double glazed widow to front with countryside views. Large double bedroom with built in wardrobes and carpet.

Bedroom 2
3.65m x 3.60m (11'11" x 11'9")
Double glazed window to rear, double room with built in wardrobes and carpet.

Bedroom 3
2.26m x 2.68m (7'4" x 8'9")
Double glazed window to front, large single room with carpet.

Bathroom
2.23m x 2.57m (7'3" x 8'5")
Double glazed window to rear, generously sized tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin.

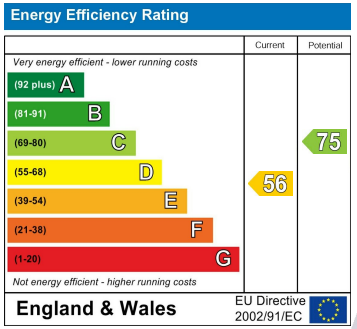
Viewings
Viewings are strictly by appointment only via Archer Bassett.

Tenure - Freehold
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Agent Notes
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.







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Important Notice

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All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

Archer Bassett | 477 Holyhead Road Coventry CV5 8HU

024 7659 2255 | sales@archerbassett.co.uk | archerbassett.co.uk