

HALLWAY

LOUNGE WITH A BAY WINDOW
15' 9" into bay x 10' 11"
(4.8m into bay x 3.33m)

KITCHEN
9' 8" x 8' 8" (2.95m x 2.64m)

CONSERVATORY
12' x 7' 8" (3.66m x 2.34m)

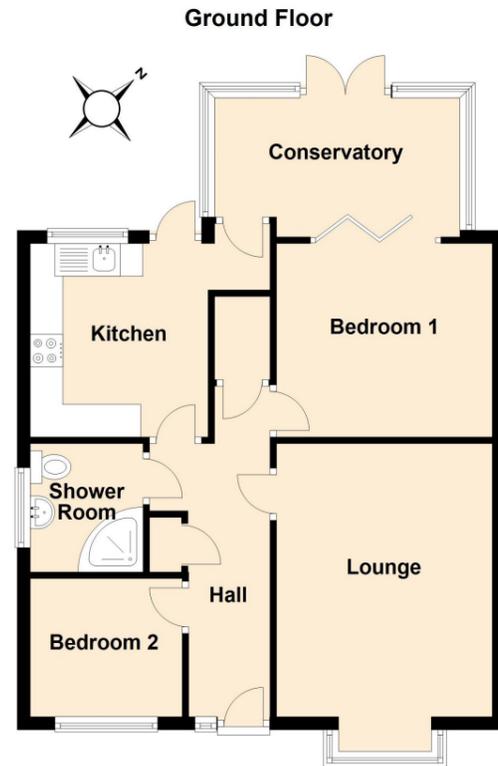
BEDROOM 1
10' 11" x 9' 9" (3.33m x 2.97m)

BEDROOM 2
7' 7" x 7' (2.31m x 2.13m)

SHOWER ROOM

REAR GARDEN

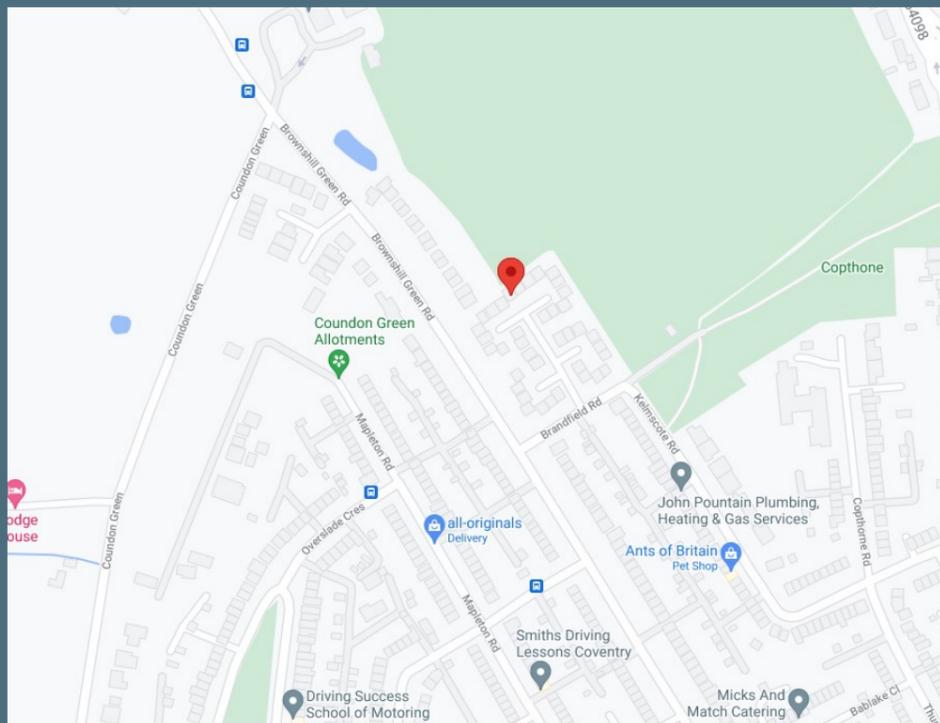
RESIDENTS' PARKING



39 Brownhill Court

Coundon, Coventry, CV6 2PE

£212,000



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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£212,000

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

- Semi Detached Bungalow
- Retirement Complex
- Lounge With Bay Window
- Fitted Kitchen
- TWO BEDROOMS
- Double Glazed Conservatory
- Shower Room WC
- Double Glazing & Electric Heating
- Freehold
- Tax Band C
- EPC Rating E

Viewing is strictly by appointment



Property Description

A well presented semi detached bungalow backing onto local playing fields 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 electric heating.

In brief, the accommodation comprises: hallway, lounge with a bay window, conservatory with bifold doors to the bedroom, fitted kitchen, TWO BEDROOMS, both with built-in wardrobes, and a shower room WC. There is an easily maintained enclosed rear garden with raised flower beds and a water feature, 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 £118 for the maintenance of the communal gardens, external repairs excluding windows, the site manager's fee and communal lounge facilities as well as buildings insurance.

MUST BE VIEWED INTERNALLY.

NO UPWARD CHAIN.

