



**ASSURED  
RESIDENTIAL**

8 Eaton Road  
Station Square  
Coventry CV1 2FF  
Tel: 024 7622 5030  
Fax: 024 7622 5040  
Email: [sales@assuredresidential.com](mailto:sales@assuredresidential.com)  
Web: [assuredresidential.com](http://assuredresidential.com)



**29 The Headlands, Chapelfields  
Coventry, CV5 8GZ**

**£225,000**

This traditional improved end of terrace house is situated in a residential area 2 miles to the west of the City Centre and is to be found off Lincroft Crescent which is approached from Grayswood Avenue. A special note must be made of the double garage, with pitched roof, located at the rear of the property; it would also make an ideal Gym/DIY/Hobbies room! The main house has had a new tiled roof in recent years. Internally there is gas central heating and UPVC double glazing with the layout including a hall entrance, spacious lounge/dining room, 4.68m (15' 4") long kitchen with Belling cooker, landing, bathroom with shower and 3 bedrooms. There is an attractive enclosed rear garden and block paved frontage with parking. For Sat Nav users the postcode is CV5 8GZ.



## ON THE GROUND FLOOR

### HALL

Double glazed front entrance door, single panel radiator, laminate floor and staircase to first floor.

### LOUNGE/DINING ROOM

13'4" max 10'2" min x 24'1" into bay. (4.07 max 3.12 min x 7.35 into bay.)

Double glazed bay window and matching French casement doors enjoying views over the rear garden. Two double panel radiators, cupboard under the staircase, varnished laminate floor, chimney breast with electric fire, alcove with book/display shelves and recess to the wall with shelf.

### KITCHEN

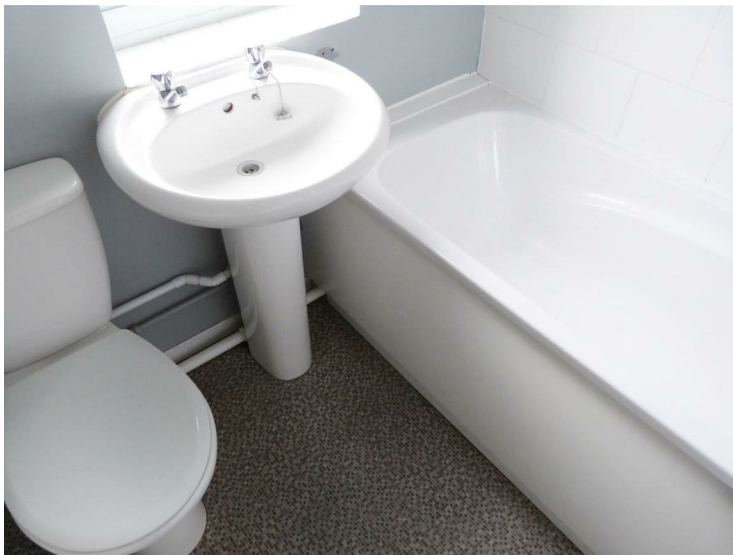
5'2" x 15'4" (1.60 x 4.68)



Deep glazed sink, butchers block working surfaces with base and wall cupboard units. Slot in Belling cooker, recess with shelves, space for washing machine, double glazed window and door to rear, Single panel radiator.

## FIRST FLOOR LANDING

### BATHROOM



Panelled bath with electric shower over, pedestal wash basin and low level wc. Double glazed window, extractor fan and single panel radiator.

### BEDROOM ONE

9'9" including wardrobe x 13'2" into bay (2.99 including wardrobe x 4.02 into bay)



Triple mirror door wardrobes, double glazed bay window and single panel radiator.

### BEDROOM TWO

10'2" x 10'11" (3.10 x 3.34)



Double glazed window, single panel radiator and cupboard with Vaillant gas boiler.

### BEDROOM THREE

5'10" x 8'0" plus cupboard (1.8 x 2.44 plus cupboard)



Double glazed window, single panel radiator, double fronted cupboard with shelves and top storage cupboard.

### OUTSIDE

#### BLOCK PAVED FRONTAGE

#### REAR GARDEN

With lawn, patio, fenced boundaries, pergola with climbing plants and side entrance gate.

#### DOUBLE GARAGE

15'9" x 19'0" (4.82 x 5.8)

With pitched roof, up and over door, power points and electric light. Rear personnel door & 2 double glazed windows.

### GENERAL INFORMATION

#### TENURE

We understand that the property is freehold.

#### SERVICES

We understand that all mains services are connected. Please ask your legal representative to verify this information prior to exchange of contracts. We have not carried out any form of testing of appliances, central heating (where installed) or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

#### FIXTURES & FITTINGS

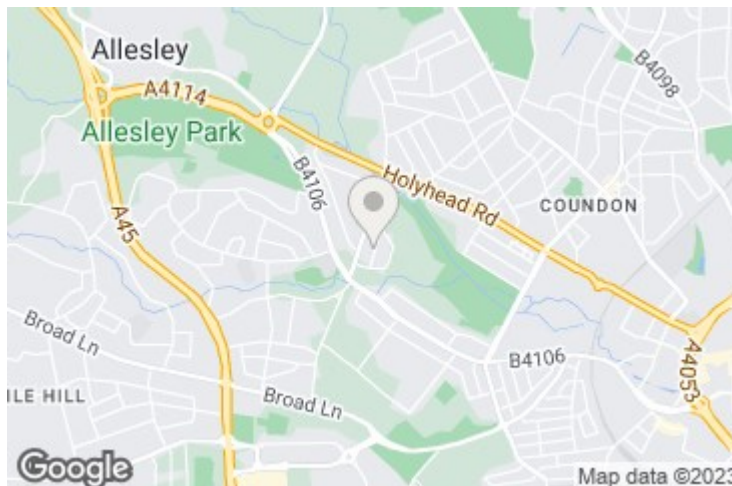
As stated in the details.

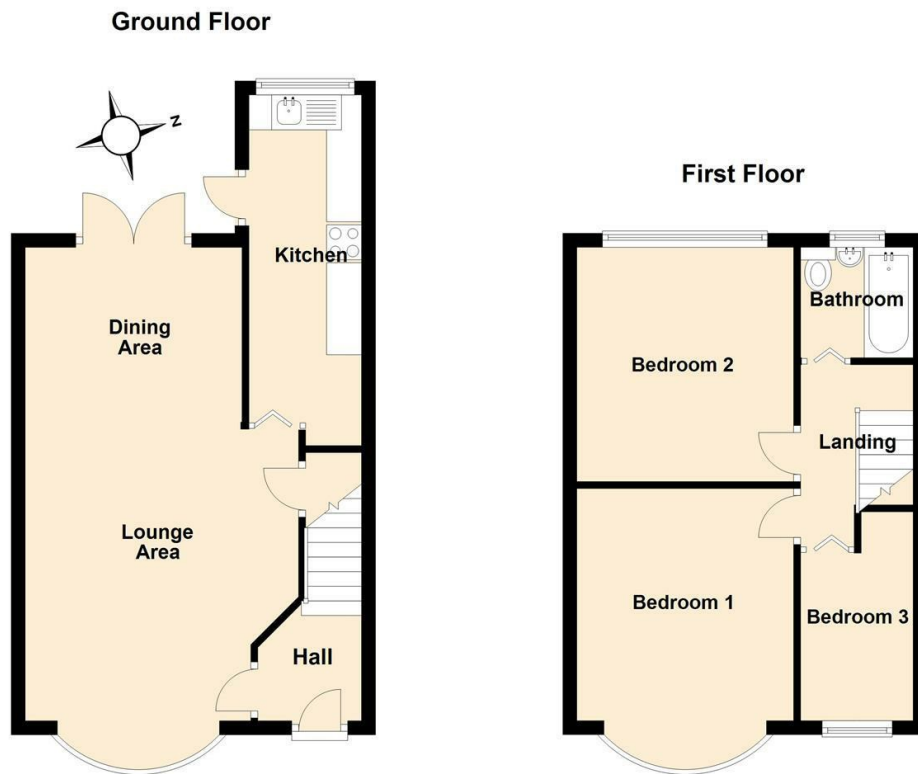
#### COUNCIL TAX

Band B.

#### PHOTOGRAPHS

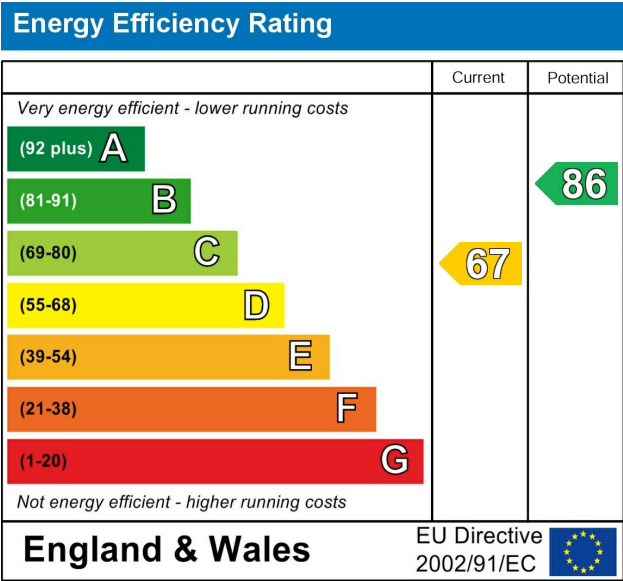
The photos are from our computer records.





Total area: approx. 745.4 sq. feet

Please note: Any measurements displayed are to be used as a guide only.  
 Plan created by Coventry Property Surveys Ltd Tel: 024 7629 1555  
 Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.