



**104 Hawkes Mill Lane,  
Coventry, CV5 9FN**

**Asking Price: £195,000**

**For Sale**



**1**



**1**



**1**

- 1 Bedroom Cottage
- Semi-Rural Location
- Easy Access to A45, City Centre and Motorway Network
- Gardens
- Part-Furnished

**Location:** Along Holyhead Road, at the island take the last exit into Coundon Wedge Drive, left into Wall Hill Road, which becomes Hawkes Mill Lane, bear right at the Browns Lane junction and the property is on your right



**Paul  
Chillingsworth  
Homes**

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## Floorplan

For identification purposes only- NOT TO SCALE  
Position of doors & windows are approximate



<b>Living Room</b>	4.88 x 3.66 - (16'0" x 12'0") with laminate flooring, feature fireplace with hung focal point fire, central heating radiator and double glazed window.
<b>First Floor</b>	carpeted stairs from the lounge to the first floor landing.
<b>Kitchen</b>	2.57 x 2.62 - (8'5" x 8'7") with laminate flooring, range of beech effect floor and wall units with roll edge worktops, under stairs storage, gas cooker and fridge freezer.
<b>Bedroom</b>	4.88 x 3.66 - (16'0" x 12'0") carpeted with central heating radiator, 2 double glazed windows, built in cupboard, 2 and 3 door wardrobes with matching bedside cabinet and 5 drawer chest with mirror.
<b>Refitted Shower Room</b>	with tiled floor, central heating radiator, double glazed window, built in cupboard, pedestal wash basin, low level WC and full width walk in shower
<b>Outside</b>	Front paved and pebbled garden and further garden area to north end of cottage block with garden shed.

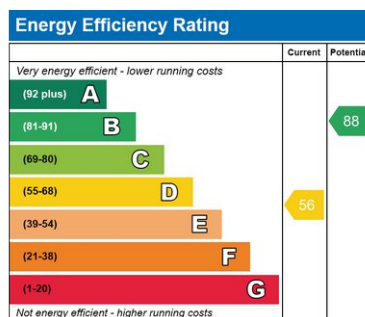
A charming well presented one bedroomed cottage style property in this semi rural location

Located within easy access of the A45 and Motorway network there is also a bus stop across the road providing regular public transport to the City Centre.

Neutrally decorated and well presented throughout the property comprises of Living Area with Feature Fireplace, Kitchen with Cooker and Fridge Freezer, Stairs & Landing, Large Double Bedroom and Good Size Shower Room.

*These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.*

<b>Tenure</b>	<b>Freehold</b>
<b>Council Tax</b>	<b>Band B</b>



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