



## **135 Knoll Drive, Styvechale, Coventry, CV3 5DF**

Asking Price £350,000



THREE GOOD SIZED BEDROOMS  
SEMI-DETACHED  
GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS  
GOOD SIZED LOUNGE/DINER  
SPACIOUS REAR GARDEN  
FAMILY BATHROOM  
GOOD SIZED KITCHEN  
SEPARATE WC  
DRIVE & GARAGE  
ACCESS TO THE REAR



### Hallway

Central heating Radiator, Stairs to the first floor, Doors to lounge and kitchen.

### Kitchen

3.66m (12' 0") x 3.0m (9' 10")

UPVC Double glazed window to the rear, Central heating radiator, fitted wall and basin units and work tops over, plumbing space for automated washing machine, Single drainer stainless steel sink unit and mixer tap, built in oven, hob an extractor fan over. Door to:

### Lobby

Pantry and UPVC Double Glazed door to the rear. Door to:

### Cloaks

Low Level WC

### Lounge

6.5m (21' 4") x 3.65m (11' 12")

UPVC Double glazed to the front, Two Central heating radiators, Brick fireplace, Doorway to:

### Extended Dining room

3.26m (10' 8") x 2.82m (9' 3")

UPVC double glazed window to the rear, UPVC Double glazed French doors to the side, Central heating radiator.

### Landing

UPVC Double glazed window to the side. Large walk-in airing cupboard housing boiler, Door to:

### WC

Low level WC, UPVC Double glazed window to the rear.

### Bathroom

Pedestal hand wash basin, Panelled bath, Central heating radiator, fully tiled walls, UPVC Double glazed



window to the rear.

### Bedroom One

3.65m (11' 12") x 3.46m (11' 4")

UPVC Double glazed window to the front, Central heating radiator.

### Bedroom Two

3.42m (11' 3") x 3.02m (9' 11")

UPVC Double glazed window to the rear, Central Heating Radiator.

### Bedroom Three

2.52m (8' 3") x 3.84m (12' 7")

UPVC Double glazed window to the front, Central heating radiator.

### Front

Direct access to drive and parking, pedestrian access to the rear, Garage with up and over door.

### Rear

Good sized rear garden with patio then laid to lawn. Then low wall and further garden area with vegetable patch. Fenced to all sides.

### Agents Notes

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

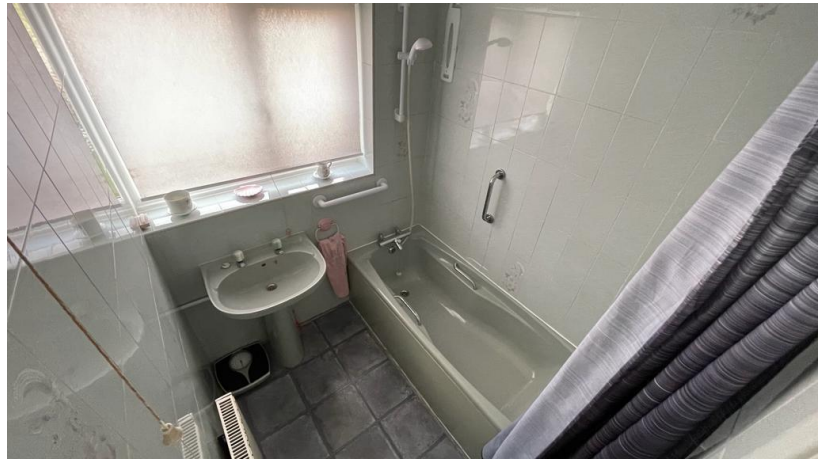
### Tenure

We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

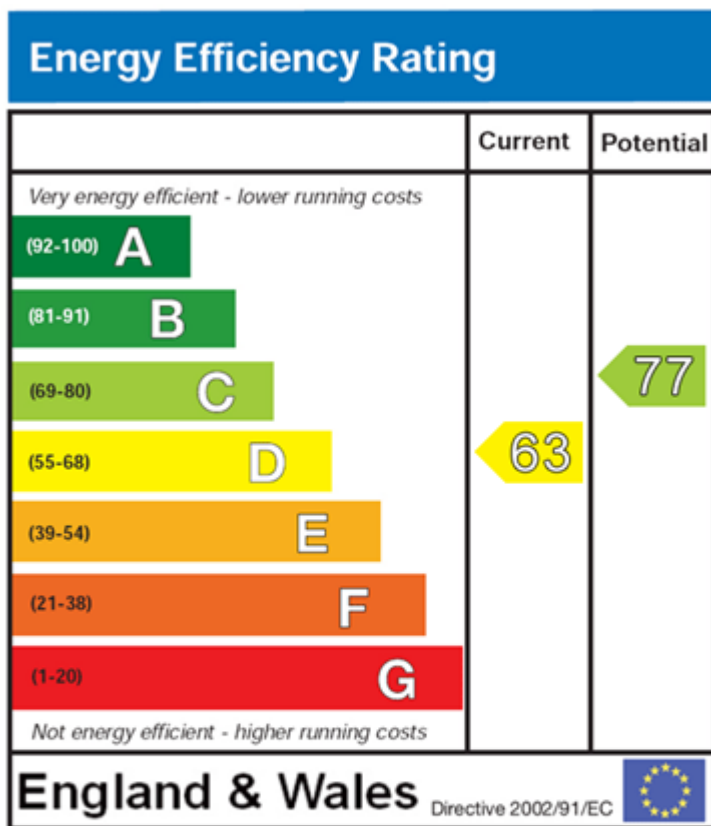




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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