



80 Ridgethorpe, Willenhall, Coventry, CV3 3GQ

Offers in excess of £165,000



THREE BEDROOM TERRACED HOUSE
WELL PRESENTED
THREE BEDROOMS
FIRST FLOOR BATHROOM
FITTED KITCHEN WITH DINING AREA
SEPERATE LOUNGE
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
GARAGE

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Front entrance

UPVC double glazed door with side double glazed panel.

Hallway

Built in Cupboard, arch to:

Lounge

3.179m (10' 5") approx x 5.398m (17' 9") approx
UPVC double glazed door with wide UPVC double glazed window to the side. Central heating radiator T.V. ariel point, coal effect fire.



Kitchen/diner

2.673m (8' 9") approx x 6.602m (21' 8") approx
Ample wall, base units with work surfaces over, single drain stainless steel sink, space for automated washing machine, space for cooker, gas cooker point, tiled splashbacks, tiled floor, UPVC double glazed window, UPVC double glazed door to side to rear garden, under stairs cupboard, housing meter, Central heating radiator, further UPVC double glazed window to dining area, stairs off to first floor:



Landing

Access to part insulated, part boarded loft, cupboard with valiant boiler (installed December 22nd)

Bedroom One

2.759m (9' 1") approx x 4.511m (14' 10") approx
Built in cupboard, UPVC double glazed window, Central heating radiator .



Bedroom Two

2.575m (8' 5") approx x 3.552m (11' 8") approx
UPVC double glazed window, Central heating radiator , built in storage area.

Bedroom Three

1.769m (5' 10") approx x 3.560m (11' 8") approx
UPVC double glazed window, Central heating radiator .



Bathroom

White suite comprising: panelled bath with shower over and screen, pedestal wall hand basin, heated chrome towel rail, mainly tiled walls, UPVC double glazed window.

Front garden

lawned with path up with views to park and woods to the side.

Back garden

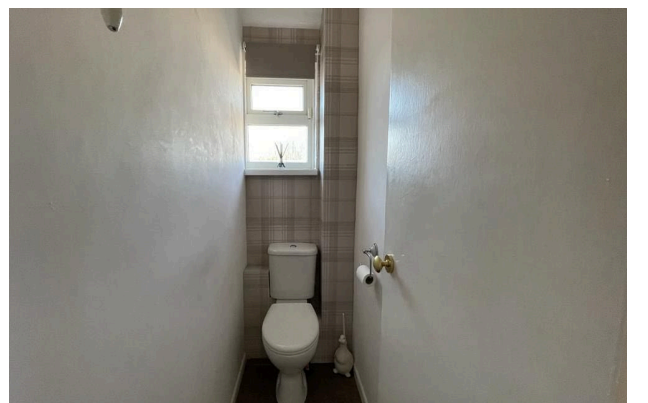
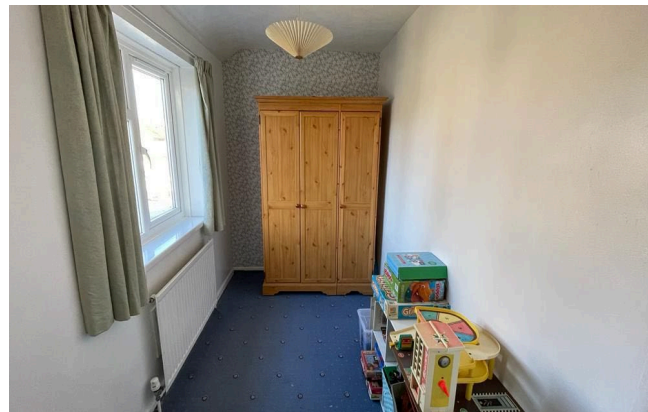
Laid to lawn, path up, garage, fencing to all sides.

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.

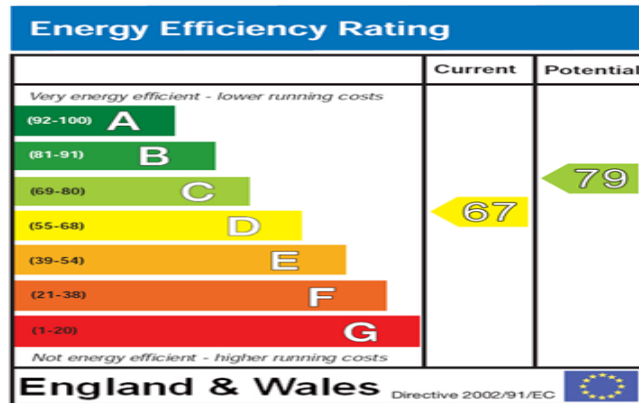
Agents Notes

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.

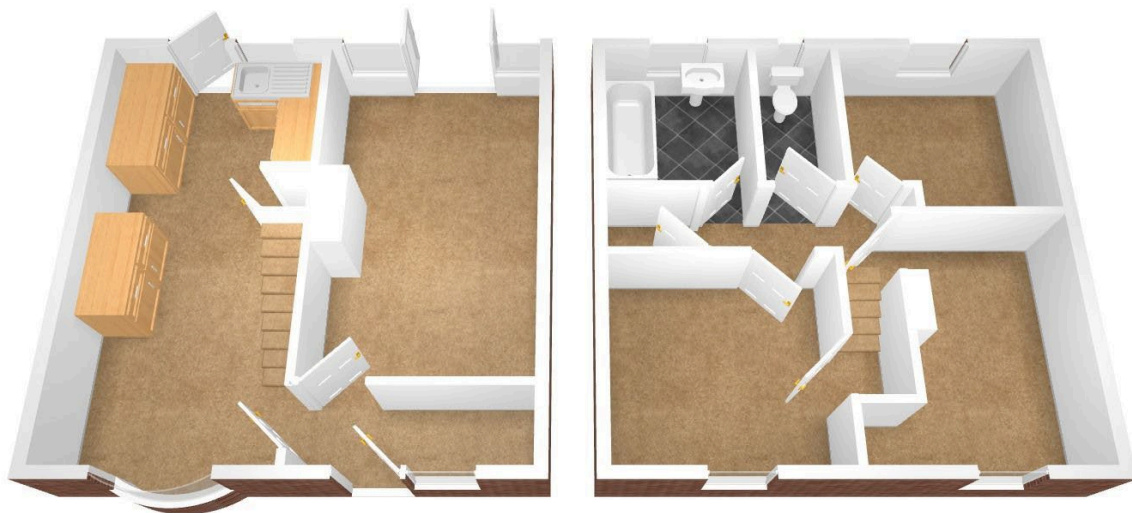


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.