



## **79 Shakespeare Street, Stoke, Coventry, CV2 4NG**

Asking Price £230,000



END OF TERRACE HOUSE  
THREE BEDROOMS  
FITTED KITCHEN  
SPACIOUS LOUNGE  
GARDENS FRONT AND REAR  
SPACIOUS GARAGE WITH REAR ACCESS  
UPVC DOUBLE GLAZED (2023)  
GAS CENTRAL HEATING

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

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**UPVC double glazed door and side panel to:  
Hallway**

With stairs off to the first floor, central heating radiator, tiled floor, understairs cupboard. Doors to:

**Lounge**

*3.6m (11' 10") x 4.6m (15' 1") (into bay)*

UPVC double glazed Bay window to the front, Central heating radiator, feature fireplace, arch way to:



**Dining room**

*3.19m (10' 6") x 3.47m (11' 5")*

Central heating radiator, UPVC double glazed French doors to the rear



**Kitchen**

*4.72m (15' 6") x 1.90m (6' 3")*

Central heating radiator, UPVC double glazed window to the side, UPVC double glazed door to the rear, ample wall and base, work tops over, built in electric hob and oven. Plumbing space for automated washing machine, space for domestic appliance and space for fridge/freezer.



**Landing**

All rooms off

**Bedroom One**

*4.11m (13' 6") x 3.34m (10' 11")*

UPVC double glazed window to the front, Central heating radiator, built in storage.

**Bedroom Two**

*3.44m (11' 3") x 3.16m (10' 4")*

UPVC double glazed window to the rear, central heating radiator, built in cupboard housing boiler.

**Bedroom Three**

*2.06m (6' 9") x 2.92m (9' 7")*

UPVC double glazed window to the front, central heating radiator.

**Bathroom**

White suite- Low level WC, pedestal hand wash basin, L-shaped bath with shower and screen over. UPVC double glazed window to the rear, heated chrome towel rail, partly tiled walls.





### Front

Low wall. To the side there is vehicular access to the detached garage.

### Rear

Decked area then laid to lawn, raised planters, wall to both sides.

### Garage

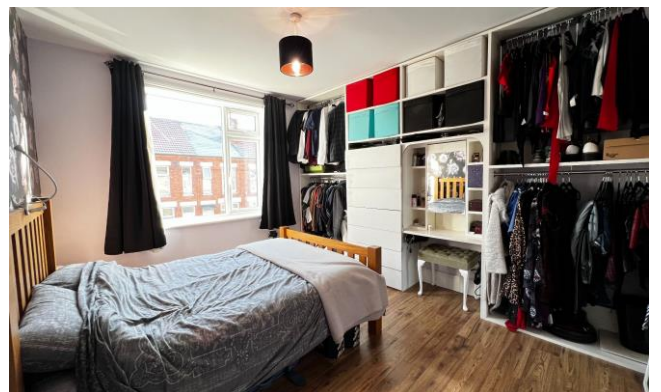
5.65m (18' 6") approx. x 6.71m (22' 0") approx.  
A recently built garage with good access to the rear.

### Agents Notes

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

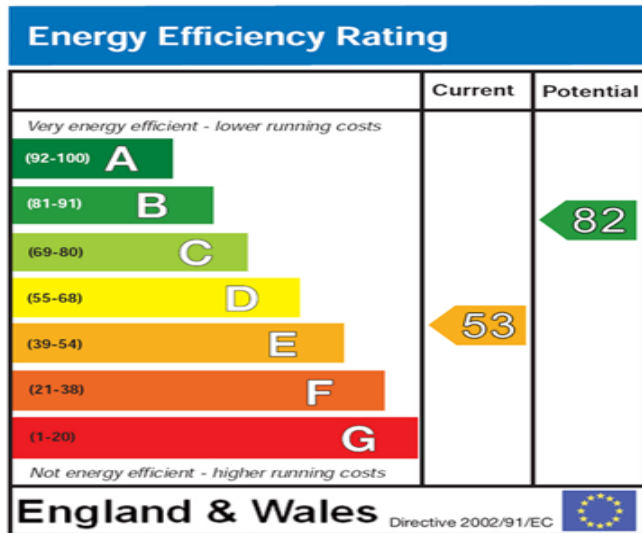


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



#### 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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