



4 Doreen Close, Copsewood, Coventry, CV3 1LH

Asking Price £425,000



**MODERN DETACHED FOUR BEDROOM HOUSE
POPULAR COPSEWOOD ESTATE
LOUNGE
FITTED KITCHEN/DINER
THREE FIRST FLOOR BEDROOMS
BEDROOM TO FIRST FLOOR WITH EN-SUITE SHOWER ROOM
BEDROOM TO SECOND FLOOR WITH EN-SUITE SHOWER ROOM
FAMILY BATHROOM TO FIRST FLOOR
FRONT DRIVEWAY WITH OFF ROAD PARKING TO GARAGE
REAR GARDEN WITH DECKED AREA**

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

Accommodation comprising

Ground floor

Hall

Stairs off to the first floor with understairs cupboard. Central Heating Radiator. Tiled Floor. Doors to lounge, Cloakroom and Kitchen/Diner

Cloakroom

Low Level WC. Pedestal Wash hand basin. Central Heating Radiator. UPVC Double Glazed window to the side.

Lounge

3.28m (10' 9") Approx x 5.14m (16' 10") Approx into bay

UPVC Double Glazed Bay window to front. Central Heating Radiator. Inset Electrical Fire.

Kichen/Diner

3.67m (12' 0") Approx x 5.6m (18' 4") Approx

Fitted Kitchen Comprising of Ample Wall & Base units with Worktops over. Stainless Steel single Sink unit with mixer taps. Built in Double Oven with built in 6 burner hob and extractor fan over. Plumbing and space for automatic washing machine & dishwasher. intergrated fridge freezer and matching unit housing boiler. Central heating radiator. Tiled floor. UPVC Double Glazed Window to rear. UPVC Double Glazed French Doors to the rear garden.

1st Floor Landing

UPVC Double Glazed Window to Side. Doors to Bathroom. Bedroom 1,2 + 3. Central Heating Radiator.

Bed 1

3.35m (10' 12") Approx x 3.92m (12' 10") Approx
UPVC Double Glazed Window to the front. Central Heating Radiator. Built in 2 Double Wardrobes.

En-Suite

White Suite - Low Level WC. Pedestal Hand wash Basin. Large Shower Cubicle + Shower. Heated Towel Rail.

Bed 2

3.35m (10' 12") Approx x 3.66m (12' 0") Approx
UPVC Double Glazed Window to the Rear. Central Heating Radiator.



Bed 3

2.20m (7' 3") Approx x 2.90m (9' 6") Approx
UPVC Double Glazed Window to the Rear. Central Heating Radiator.

Family Bathroom

UPVC Double Glazed Window To the front Part Tiled Walls. Heated Towel Rail



2nd Floor Landing

UPVC Double Glazed Window to the Side. Door to Cuboard housing Hot Water Tank System.

Bed 4

3.47m (11' 5") Approx x 5.4m (17' 9") Approx
UPVC Double Glazed Window to the Rear. 2x Central Heating Radiator. View with window to rear. 2x Built in wardrobes .



En-Suite

White Suite comprising low level WC. Pedestal Hand Wash Basin. Double Shower Cubicle with shower. Heated Towel rail. Velux window. Part Tiled Walls.



Rear Garden

Laid to Lawn. Patio. Fenced to sides and Rear. timber Shed. Decked Area. Side Borders.

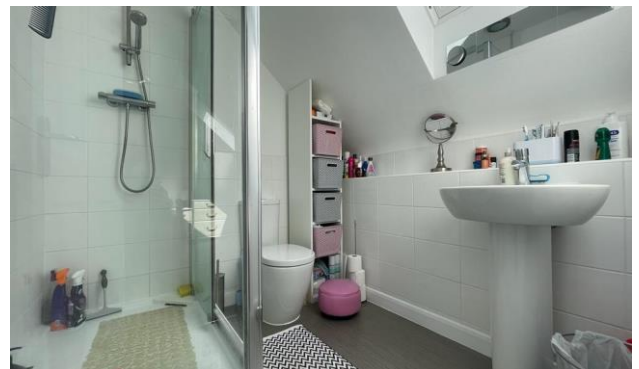


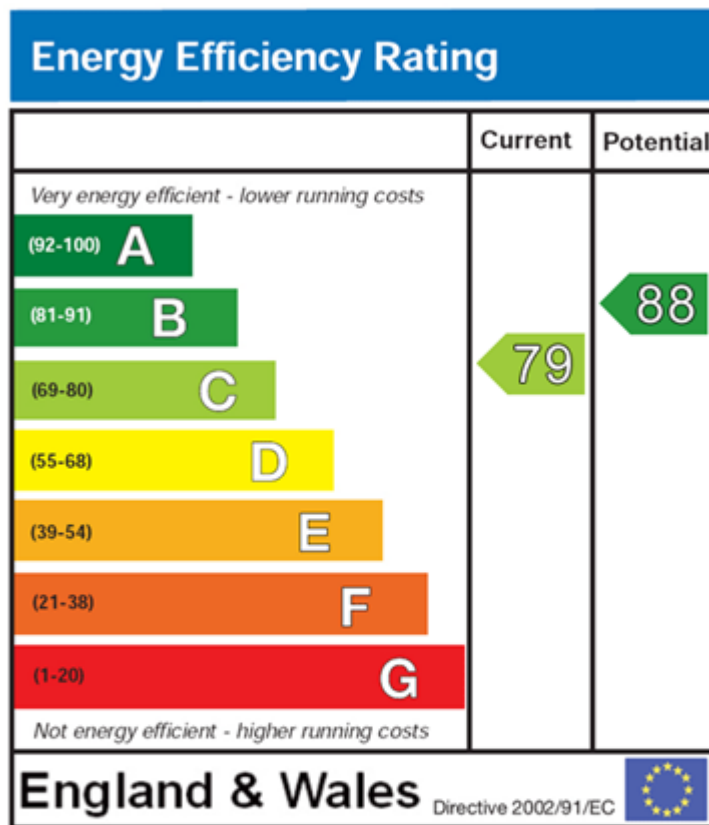
AGENTS NOTES

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. (4) 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. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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.

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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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