



10 Stoneywood Road, Coventry, CV2 2HW

Asking Price £299,500



Three Bedroom Linked Detached Property
Open Plan Kitchen/Diner
Conservatory
First Floor Re-fitted Shower Room
Ground Floor WC
Utility Room
Driveway To the Front
Good Size Rear Garden
Internal Garage
UPVC Double Glazed Windows & Gas Centrally Heated

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

Porch Entrance

Storage Cupboard, UPVC Double glazed door and side panel to:

Hallway

Stairs off to the first floor, central heating radiator, door to:

Lounge

4.62m (15' 2") x 3.92m (12' 10")

UPVC Double glazed bow window to the front, central heating radiator, feature inset fire, door to kitchen:



Kitchen

4.91m (16' 1") x 3.24m (10' 8")

Re-fitted with ample wall and base units, breakfast bar with units beneath, built in electric oven, built in gas hob, central heating radiator, cupboard housing boiler, door to understairs cupboard, doors to utility room, UPVC Double glazed window to the rear, UPVC Double glazed sliding doors to:



Conservatory

2.60m (8' 6") x 3.56m (11' 8")

UPVC Double glazed with French doors leading out to the rear garden.

Utility room

3.14m (10' 4") x 1.76m (5' 9")

UPVC Double glazed windows and UPVC Double glazed door to the rear garden, space for fridge/freezer, work top with space for drying appliances beneath and units over housing plumbing space for automatic washing machine and tumble dryer, door to garage.



Ground floor cloakroom

UPVC Double glazed window to the rear, Low level WC, wall mounted hand wash basin.

First Floor

All rooms off, access to the loft, UPVC Double glazed window to the side.



Bedroom One

3.96m (12' 12") (into the wardrobes) x 2.74m (8' 12")

UPVC Double glazed window to the front, central heating radiator, full height and width mirror fronted built in wardrobes.



Bedroom Two

2.36m (7' 9") x 3.31m (10' 10")

UPVC Double glazed window to the rear, central heating radiator.

Bedroom Three

2.23m (7' 4") x 2.98m (9' 9")

UPVC Double glazed window to the front, central heating radiator, built in wardrobe.



Shower room

Re-fitted with double shower cubicle, vanity sink unit, Low level WC, UPVC Double glazed window to the rear and side, heated chrome towel rail.

Internal Garage

With up and over door.

Outside

Front - Recently re-tarmacked drive with ample parking for two cars and laid to lawn to side. Rear - Stoned area then laid to lawn, with shrub borders, fenced to sides and rear.



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.

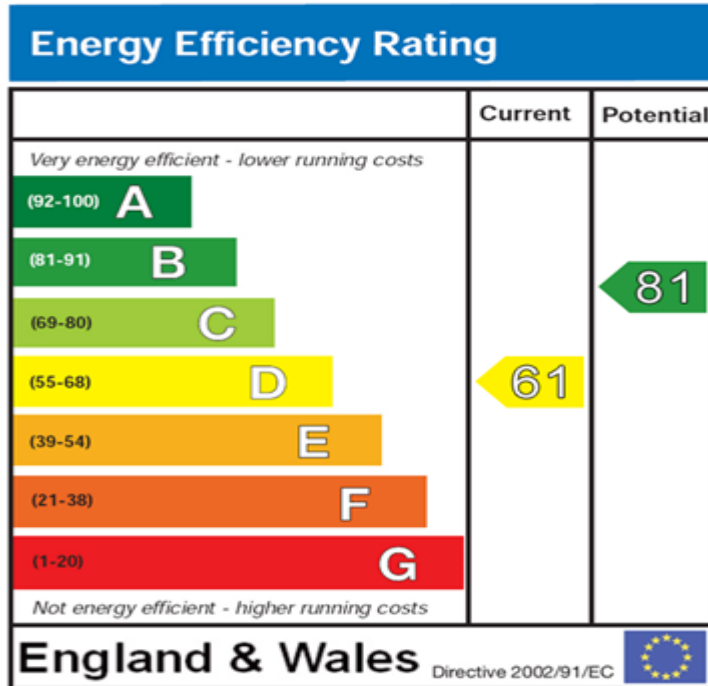
(5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(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.

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.