



## **39 Selsey Close, Stonehouse Estate, Coventry, CV3 4EF**

Asking Price £130,000



First Floor Maisonette  
Two Bedrooms  
Upvc Double Glazed & Gas Centrally Heated  
Spacious Lounge with feature fireplace  
Fitted Kitchen  
Fitted Bathroom  
Paved Rear Garden  
Garage in Block  
Long Lease of 931 years  
Council Tax Band - A

## Accommodation Comprising

uPVC double glazed door to:

### Lobby

With stairs off to the first floor.

### Landing

uPVC double glazed window to the side. All rooms off. Access to loft. Cupboard housing boiler.

### Lounge

11'1 (3.35 M) approx. x 14'1 (4.27 M) approx.  
uPVC double glazed patio doors to the balcony. Central heating radiator. Coal effect gas fire with marble hearth and backing. Adam style surround. Laminate floor.

### Bathroom

Fitted white suite comprising of panelled bath with shower and screen over. Low level wc and pedestal wash hand basin. Heated chrome towel rail. uPVC double glazed window to the side.

### Bedroom 1

10'3 (3.05 M) approx. x 13'2 (3.96 M) approx.  
uPVC double glazed window to the rear. Central heating radiator. Laminate floor.

### Bedroom 2

6'5 (1.83 M) approx. x 11'0 (3.35 M) approx. (Plus Alcove over stairs)  
uPVC double glazed window to the front. Central heating radiator. Laminate floor.

### Kitchen

10'6 (3.05 M) approx. x 6'7 (1.83 M) approx.  
Refitted with ample wall and base units with pine effect work surfaces over. Single drainer stainless steel sink unit with mixer tap. Space for fridge/freezer. Built in electric oven, gas hob and extractor fan over. Space for domestic appliance. uPVC double glazed window to the rear.

### Exterior

Garage in Block

### 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



39 Selsey Close, Stonehouse Estate, Coventry, CV3 4EF

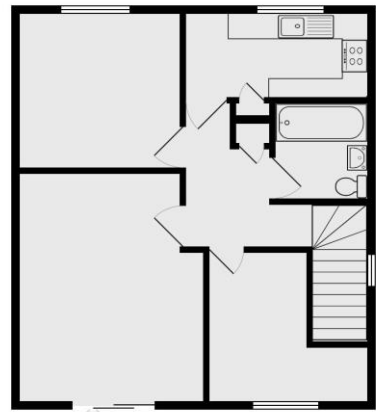
asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and 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.

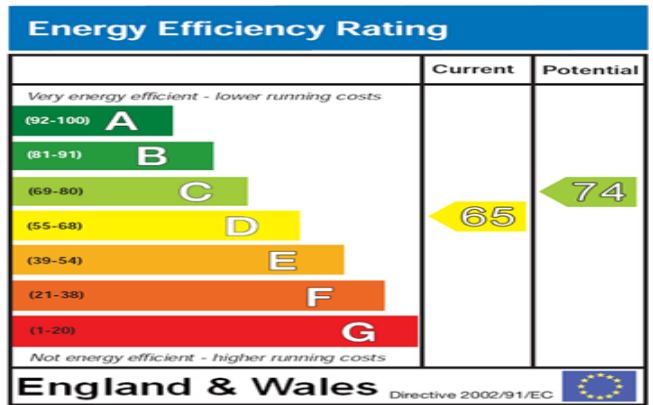
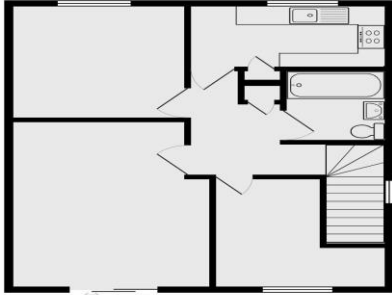
**Tenure - Leasehold**

TENURE - We understand from the vendor that the property is Leasehold - 931 years remaining. Lease end date - 01/09/2954 Ground rent - £0.50 per annum.



39 Selsey Close, Stonehouse Estate, Coventry, CV3 4EF





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.