



## 121 Westcotes, Tile Hill, Coventry, CV4 9BE

Asking Price £210,000



Three Bedroom Mid Terrace House  
Kitchen/Diner  
Separate Lounge  
Three Bedrooms to the First floor  
Bathroom to the First Floor  
Driveway to front  
Large rear garden  
In need of modernisation  
Council Tax Band - B

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**Single Glazed door to:  
Hallway**

With stairs off to the first floor, a storage heater, Under/stairs cupboard, door to dining room:

**Lounge**

3.68m (12' 1") x 3.33m (10' 11")

UPVC Double glazed bay window to the front and a gas fire.



**Dining room**

3.37m (11' 1") x 3.33m (10' 11")

Air con unit, UPVC Double glazed window to the rear, feature fire, open plan to:



**Kitchen**

1.71m (5' 7") x 3.30m (10' 10")

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, space for cooker and extractor fan over, space for drying appliances, UPVC Double glazed door and window to:



**Lean to:**

2.29m (7' 6") x 2.50m (8' 2")

Plumbing space for automatic washing machine, single glazed window to the side and rear, door to garden.

**Landing**

All rooms off with access to the loft.

**Bedroom One**

4.17m (13' 8") (into bay) x 2.90m (9' 6")

UPVC Double glazed window to the front and window seat.



**Bedroom Two**

3.25m (10' 8") x 3.00m (9' 10")

UPVC Double glazed window to the rear.

**Bedroom Three**

2.10m (6' 11") x 2.69m (8' 10")

UPVC Double glazed window to the front.

**Bathroom**

1.72m (5' 8") x 1.65m (5' 5")

Low level WC, vanity sink unit, walk in shower area, wall mounted hot water boiler, UPVC Double glazed window to the rear.

**Front**

Block paved drive with dropped kerb.

**Rear**

Paved rear with shrub borders and 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.



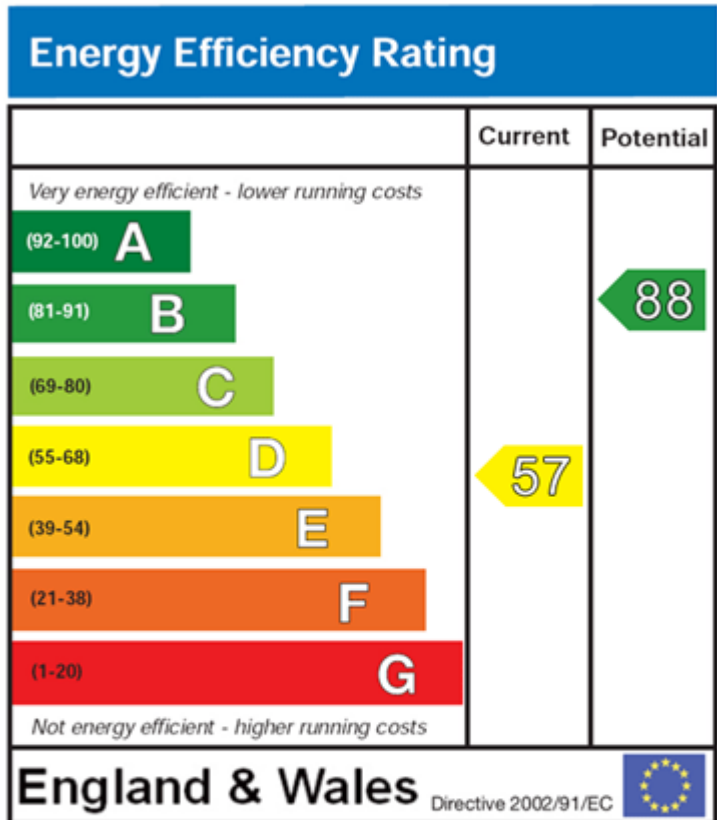


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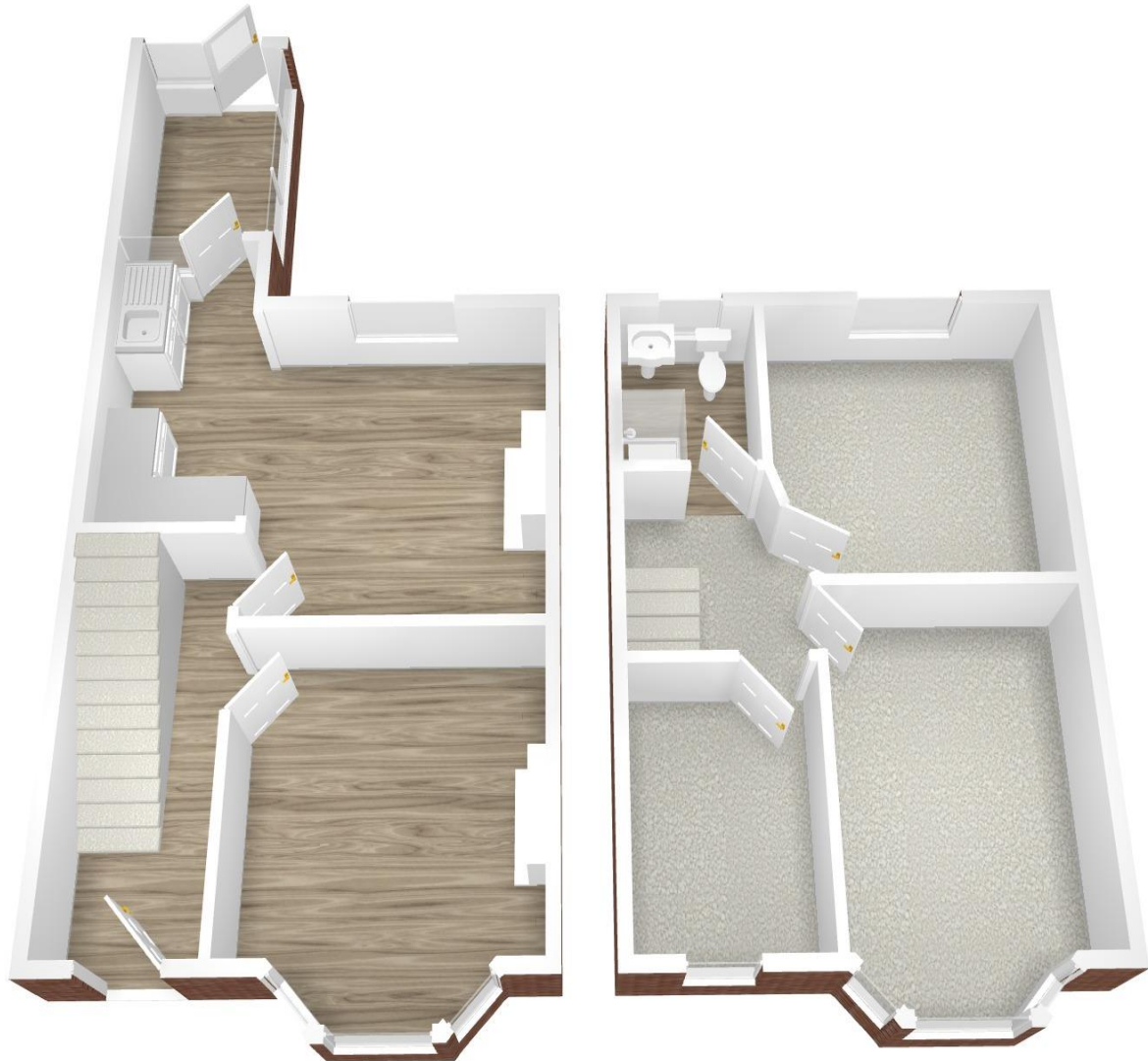
**TENURE - FREEHOLD**

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.



**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.