



121 Westcotes, Tile Hill, Coventry, CV4 9BE

Asking Price £195,000



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

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

**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.

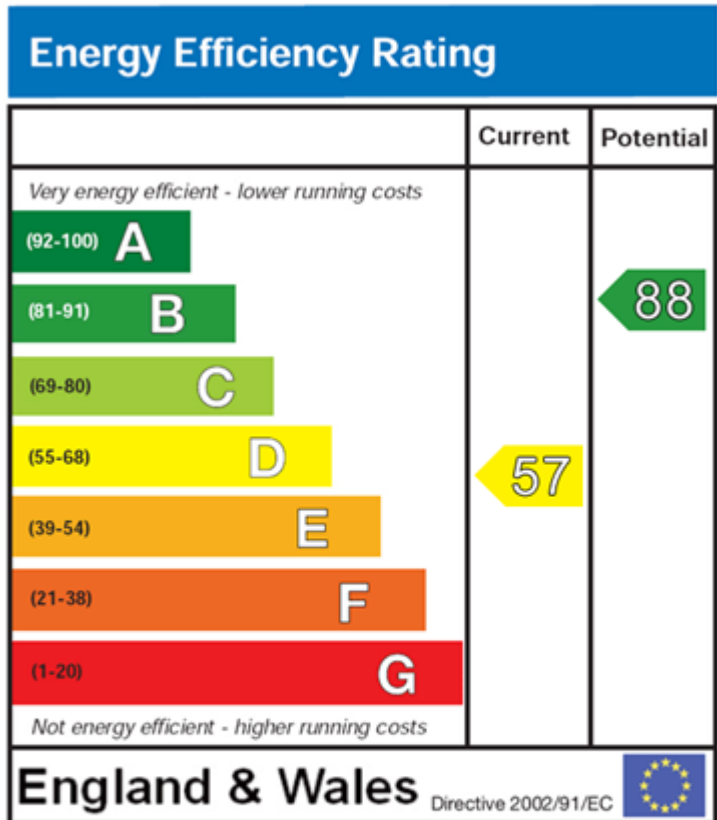


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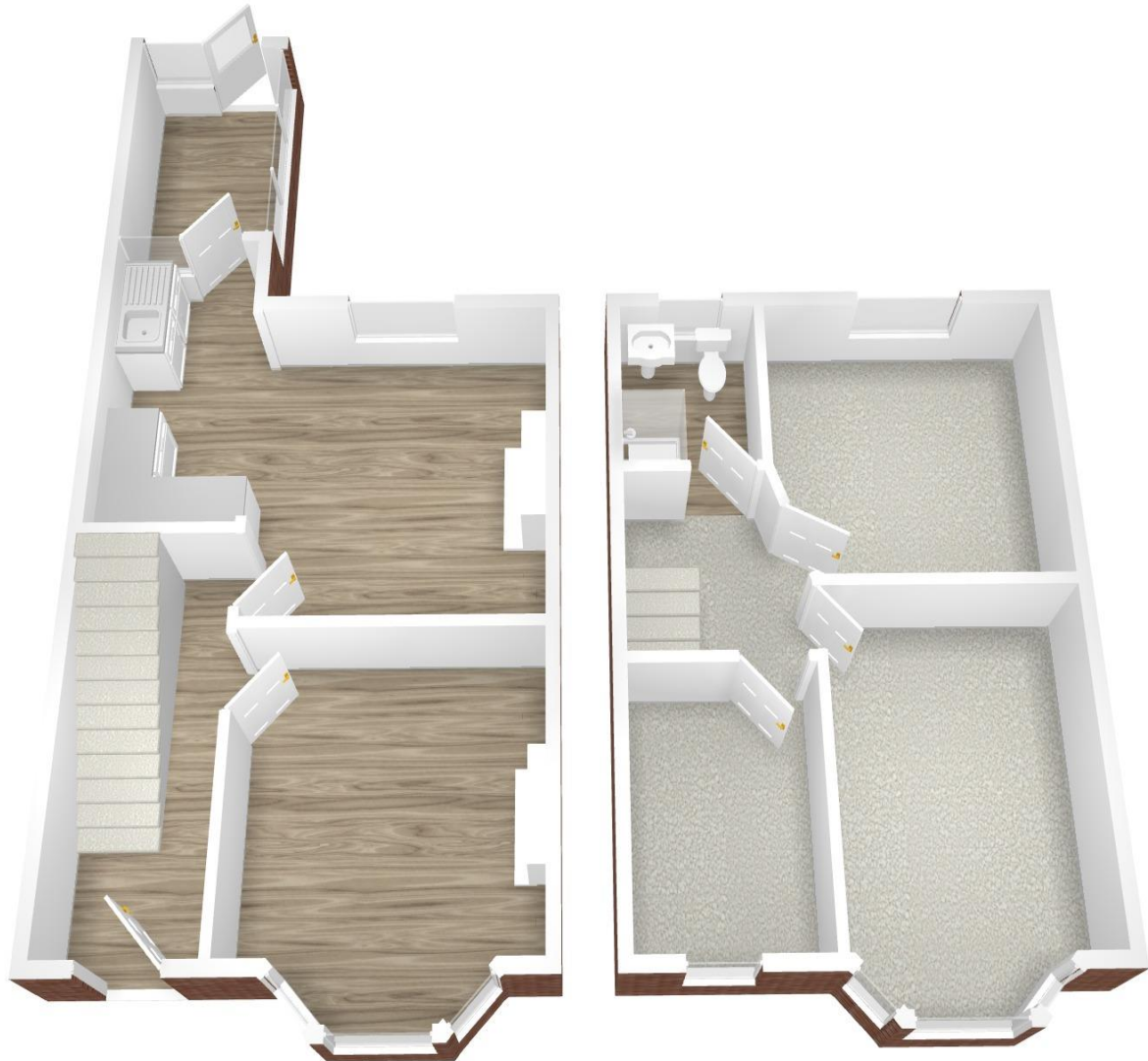
TENURE - FREEHOLD

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.