



## **395 Woodway Lane, Coventry, CV2 2AH**

Asking Price £440,000



Five Bedroom Detached Dormer Bungalow  
Fitted Kitchen through To Large Dining Room  
Large Lounge  
Re-Fitted Ground Floor Bathroom  
Five Double Bedrooms all with Built in storage  
First Floor Shower Room  
Set back from the Road with a Spacious Driveway  
Good Size rear garden  
Council Tax Band - D  
UPVC Double Glazing & Gas Centrally Heated

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**UPVC Double Glazed door to and side panels to:**

**Porch**

UPVC Double Glazed door and side panels to:

**Entrance Hallway**

Central heating radiator, tiled floor, doors to lounge, kitchen, Bedrooms One, Two, Three, Dining room and Bathroom.

**Lounge**

*3.74m (12' 3") x 6.90m (22' 8")*

Two UPVC Double Glazed bay windows to the front, Two central heating radiators, door to Kitchen.

**Kitchen**

*2.59m (8' 6") x 6.86m (22' 6")*

Fitted Kitchen with Ample wall and base units with marble work tops over & Breakfast bar, Central heating radiator, tiled floor, UPVC Double glazed window to the rear, space for fridge/freezer, built in Matching storage, built in electric hob and extractor fan over, Built in oven and microwave, integrated dishwasher, archway to:

**Dining Room**

*5.46m (17' 11") x 3.0m (9' 10")*

Cupboard housing Valiant Boiler, Two central heating radiators, tiled floor, stairs off to the first floor, UPVC Double glazed window to the rear and side, UPVC Double glazed patio doors to the rear garden.

**Bathroom**

*1.75m (5' 9") x 3.35m (10' 12")*

Re-fitted white suite with tub bath, vanity sink, WC, Shower cubicle, Fully tiled walls and floor, UPVC Double glazed window to the side, heated chrome towel rail.

**Bedroom One**

*5.44m (17' 10") x 2.55m (8' 4")*

UPVC Double glazed Bow window to the front, central heating radiator, Three Double built in wardrobes, Cupboards over bed recess and drawer unit.





**Bedroom Two**

3.91m (12' 10") x 4.78m (15' 8")

Central heating radiator, UPVC Double Glazed French Doors and side panels to the rear, Two Built in single wardrobes with Cupboards over recess with matching dressing table with drawers, further triple mirror fronted built in wardrobes.



**Bedroom Three**

3.76m x 3.54m

UPVC Double glazed window to the rear, centra heating radiator, Two built in double wardrobes, cupboards over bed recess with matching dressing table and drawers.



**First Floor Landing**

Doors To Two Bedrooms and Shower Room

**Bedroom Four**

3.77m (12' 4") x 6.51m (21' 4")

*(measurements into the eaves)*

UPVC Double Glazed window to the front, Velux window, Central heating radiator, Storage into the eaves.



**Bedroom Five**

5.46m (17' 11") x 3.54m (11' 7")

*(measurement into the eaves)*

UPVC Double glazed window to the front, Velux window, central heating radiator, storage into the eaves.



**Shower Room**

UPVC Double Glazed window to the front, central hating radiator, white suite with wall mounted hand wash basin, Low Level WC, Shower cubicle.

**Front**

Spacious Drive with ample parking, lawned area with shrub borders, pedestrian access to both sides.

**Rear**

Paved patio and artificial grass area, wall to sides and fenced to the rear, Two Brick Built stores, Pedestrian access to the front via Two



entrances at the side.

### 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

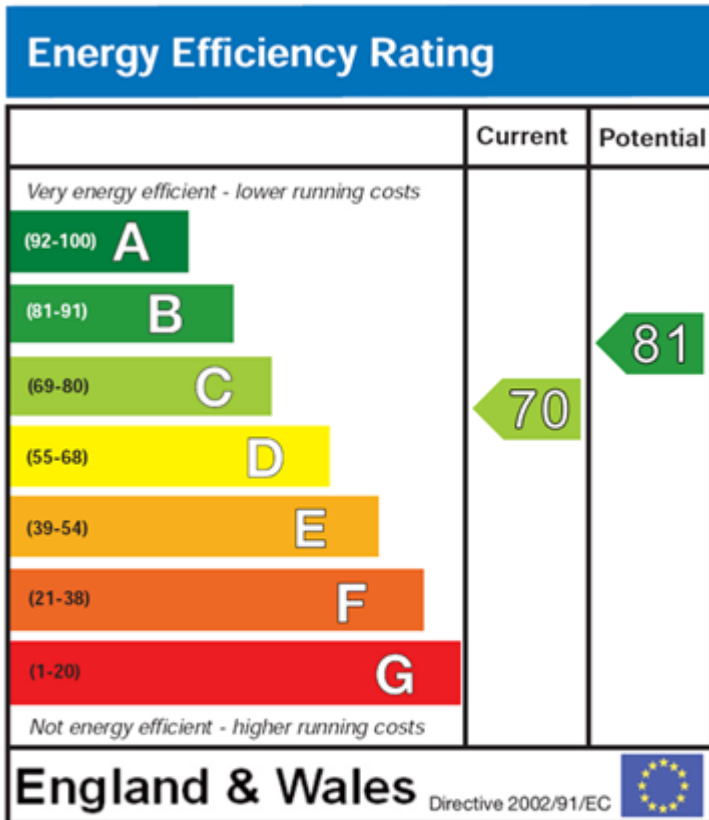
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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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.