



30 Hillfray Drive, Whitley, Coventry, CV3 4FW

£220,000

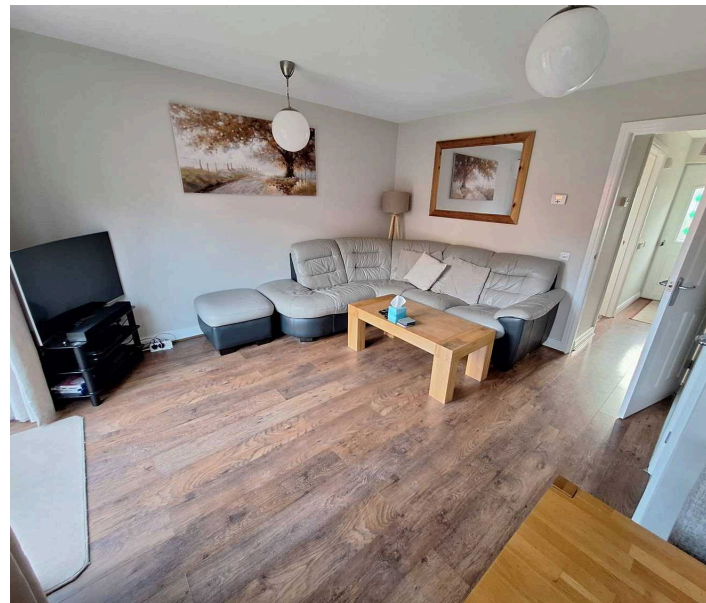
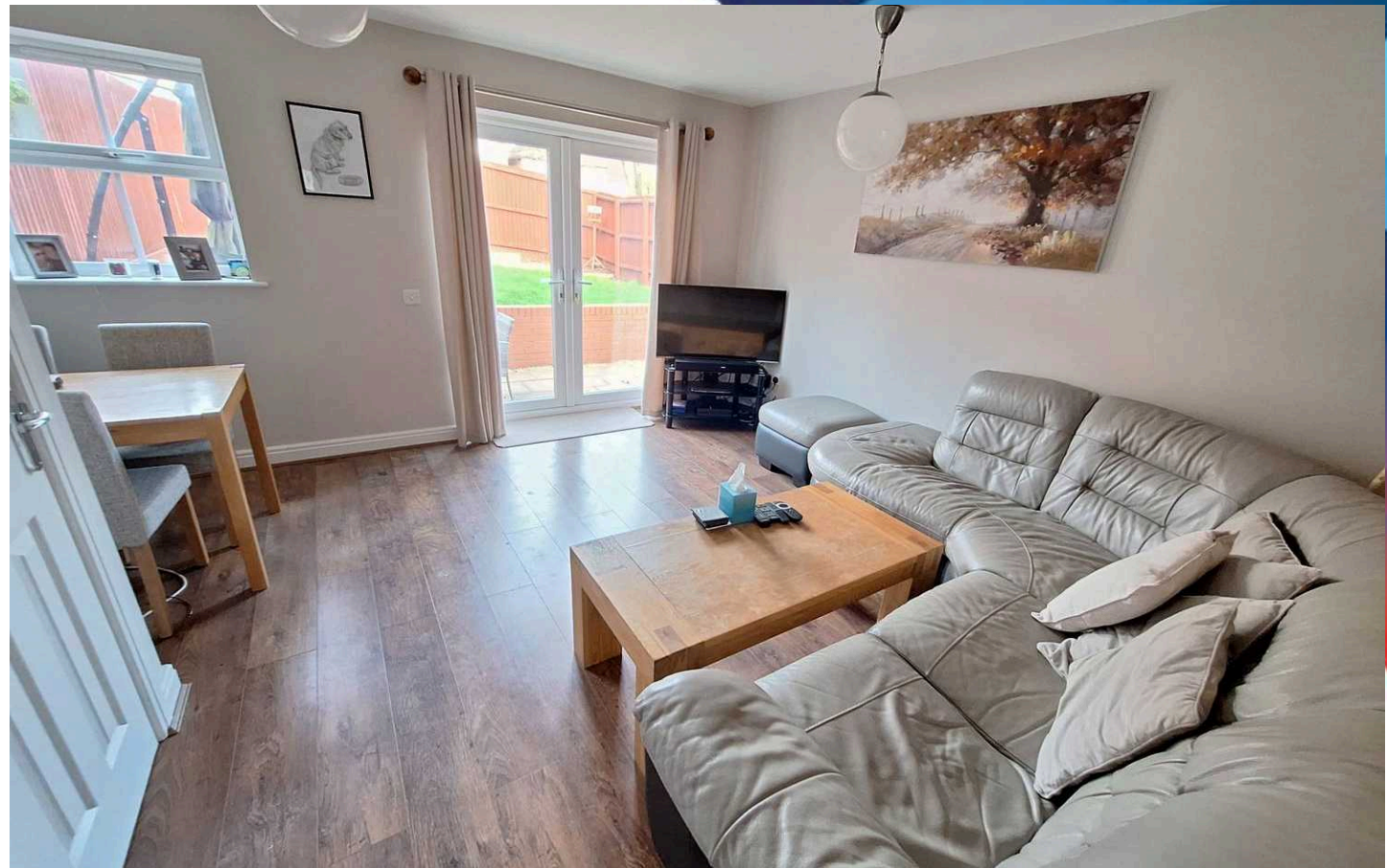


30 Hillfray Drive, Whitley

Coventry, CV3 4FW

- Two bedrooms
- Lounge/Dining Room with underfloor heating
- Kitchen
- Cloakroom with W.C.
- Car parking bay
- Fully fenced rear garden
- Walking distance to JLR
- NO CHAIN
- Freehold
- EPC C (74)

Sitting at the head of the cul de sac here is an attractive and well presented two bedroom Semi Detached property representing ideal first time buyer accommodation or for investment and within walking distance to Jaguar Landrover. The property is of a well planned two bedroom design enjoying direct access to double length car parking bay. The property warrants an internal inspection to be appreciated.



On the ground floor

Entrance door

To the

Entrance hall

Staircase leading up to the first floor with spindle banister, mid oak effect laminate flooring.

Cloakroom

With low level w.c., corner wash hand basin with tiled splash-back, Upvc sealed unit double glazed window.

Lounge/Dining Room

Mid oak effect laminate flooring, under floor heating supplied from the gas heating, built-in cupboard beneath the stairs, uPVC sealed unit double glazed window, uPVC sealed unit double glazed double doors leading out to the rear garden.

Fitted Kitchen

With range of cream fronted base and wall cupboards. Zanussi stainless steel four ring gas hob with extractor cooker above and matching Zanussi electric oven beneath. Space with plumbing for automatic washing machine, space for fridge freezer, slim line dishwasher, partly tiled in ceramic tiles. uPVC sealed unit double glazed window



On the first floor

Landing

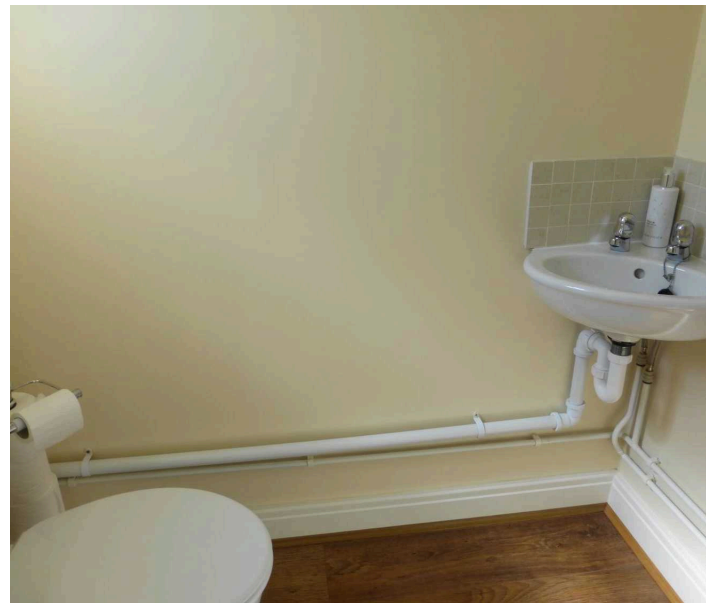
Access to loft space, built-in airing cupboard, doors leading off to all rooms.

Bedroom 1

Two uPVC double glazed windows, radiator.

Bedroom 2

uPVC double glazed window, radiator.



Bathroom

Traditional white three piece suite with shower and being fully tiled around this area with one side half tiled with clear opening screen. Ceramic tiled floor, uPVC sealed unit patterned glazed window.

Outside

Direct access to double length tarmacadam car parking bay. Small foregarden with paved terrace. Side gate through to the private fully fenced rear garden, raised lawn area. The property is not overlooked at the rear backing onto Ashington Grove.

Tenure

The property is freehold.

Services

All mains services are connected to the property. (not tested)

Council Tax Band

Council Tax Band B. Coventry City Council.

N.B

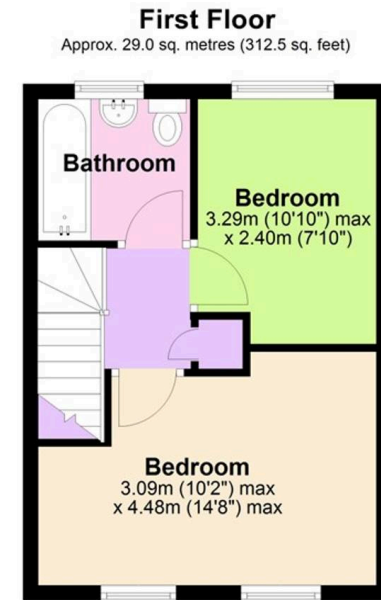
Cartwright Hands give notice that the vendor is a relative of a Cartwright Hands member of staff.





Total area: approx. 59.3 sq. metres (638.1 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement



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Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



Telephone: 02476 256 616
Email: sales@cartwriighthands.co.uk
121-123 New Union St, Coventry, CV1 2NT

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