



97 Jobs Lane, Tile Hill, Coventry, CV4 9EB

Asking Price £220,000



Three Bedroom Semi Detached House
Spacious Lounge
Fitted Kitchen with Separate Dining room
Three Good Size Bedrooms to the First Floor
First Floor Bathroom
Gardens to the front & rear
Rear outside storage space
Set back from the road
In need of Modernisation
UPVC Double Glazing & Gas Centrally Heated

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

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Entrance

Wooden door into hallway with doors to the kitchen and lounge, central heating radiator, stairs off to the first floor, understairs storage, UPVC Double glazed window to the side.

Lounge

4.5m (14' 9") x 3.8m (12' 6")

Electric fire, Central heating radiator, UPVC Double glazed window to the front.



Dining room

2.9m (9' 6") x 2.9m (9' 6")

Central heating radiator, UPVC Double glazed window with Single door onto patio in the rear garden, door to the kitchen.



Kitchen

3.4m (11' 2") x 2.9m (9' 6")

Ample wall and base units with work tops over, space for cooker, stainless steel sink unit with mixer tap, pace for washing machine, space for fridge/freezer, breakfast bar with two dining spaces, large pantry cupboard & additional cupboard space, UPVC Double glazed window to the rear, door onto the patio in the rear garden, central heating radiator.



Landing

UPVC Double glazed window to the side, storage cupboard housing "Valiant" boiler, all rooms off:

Bedroom One

4.6m (15' 1") x 3.0m (9' 10")

Large Bedroom with built in wardrobes, two UPVC Double glazed windows to the rear, central heating radiator.

Bedroom Two

3.3m (10' 10") x 3.7m (12' 2")

Central heating radiator, UPVC Double glazed window to the front.



Bedroom Three

2.5m (8' 2") x 2.7m (8' 10")

Central heating radiator, UPVC

Double glazed window to the front.

Bathroom

1.8m (5' 11") x 1.8m (5' 11")

Low level WC, Hand wash basin, panelled bath with shower over, wall mounted central heating radiator, UPVC Double glazed window to the rear.

Rear

A low maintenance rear garden with artificial grass and a slabbed patio area, a large brick built storage split into two sections, two doors into storage spaces and one door leading into an outside WC. Pedestrian access to the side and fenced to both sides and rear.

Front

Set back from the road you have a laid to lawn frontage with a slabbed pathway to the front door and shared pedestrian access to 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)

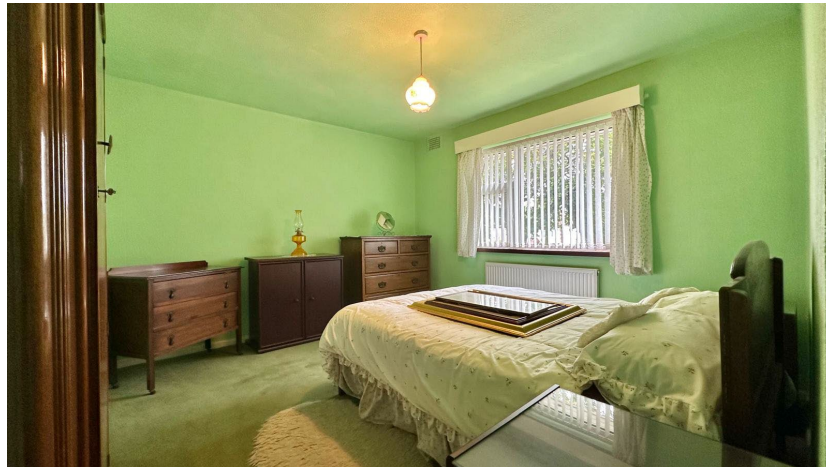
Potential buyers are advised to recheck the measurements before



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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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.

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