



## **64 Westhill Road, Coundon, Coventry, CV6 2AA**

Offers in the region of £260,000



Traditional Double Bayed End of Terrace House  
In Need of Updating  
Three Bedrooms to the First Floor  
Through Lounge Diner  
First Floor Bathroom  
Good Size Kitchen  
Brick Built Storage & Outside WC  
Rear Garden with Detached Garage  
UPVC Double Glazing  
No Chain

## Entrance

Door to:

## Porch

Single glazed windows and door into porch with a door leading to the hallway.



## Hallway

Central heating radiator, under stairs storage, doors to kitchen & through lounge diner with stairs off to the first floor.

## Through Lounge Diner

4.0m (13' 1") (max) x 7.0m (22' 12")

Two central heating radiators, brick built feature fireplace, UPVC Double glazed leaded light Bay window to the front, a UPVC Double glazed window to the rear and a frosted glass to the kitchen.



## Kitchen

5.7m (18' 8") x 2.3m (7' 7")

Ample wall and base units with work tops over, space for washing machine, space for cooker, space for fridge/freezer, double sink unit with drainer and a mixer tap, pantry cupboard, central heating radiator, UPVC Double glazed window to side and door onto patio.



## Landing

All rooms off and access to the loft.

## Bedroom One

4.2m (13' 9") x 3.1m (10' 2") (into wardrobes)

UPVC Double glazed leaded light bay window, central heating radiator and full length built in wardrobes.



## Bedroom Two

3.6m (11' 10") x 3.5m (11' 6") (into built in wardrobes)

Central heating radiator, UPVC Double glazed window to rear and built in wardrobes.

### **Bedroom Three**

2.0m (6' 7") x 2.7m (8' 10") (max)

Central heating radiator, UPVC Double glazed leaded light window to the front and a built in wardrobe with sliding doors.

### **Bathroom**

2.0m (6' 7") x 2.1m (6' 11")

Coloured suite comprising: Low level WC, hand wash basin, panelled bath with electric shower over, tiled walls and a UPVC Double glazed window to the rear.



### **Gardens**

Front Garden: brick wall with 2 metal gates access to front garden. Side gate access to Rear Garden. Rear Garden: Slabbed patio area. Laid to lawn with shrub borders.

Pathway alongside to Garage and Hardstanding. Fenced and Brick walls to sides and rear.

### **Out Buildings**

Store Cupboard: 0.7m (2' 4") x 1.4m (4' 7")

Space for fridge/freezer. Outdoor toilet: 0.7m (2' 4") x 1.4m (4' 7") Low level WC Additional storage: 1.4m (4' 7") x 1.3m (4' 3")



### **Garage**

5.6m (18' 4") x 3.1m (10' 2")

Hardstanding to Garage. Garage with Power & lighting, up & over garage door, two double glazed windows to the side, and a door leading out onto the garden.



### 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

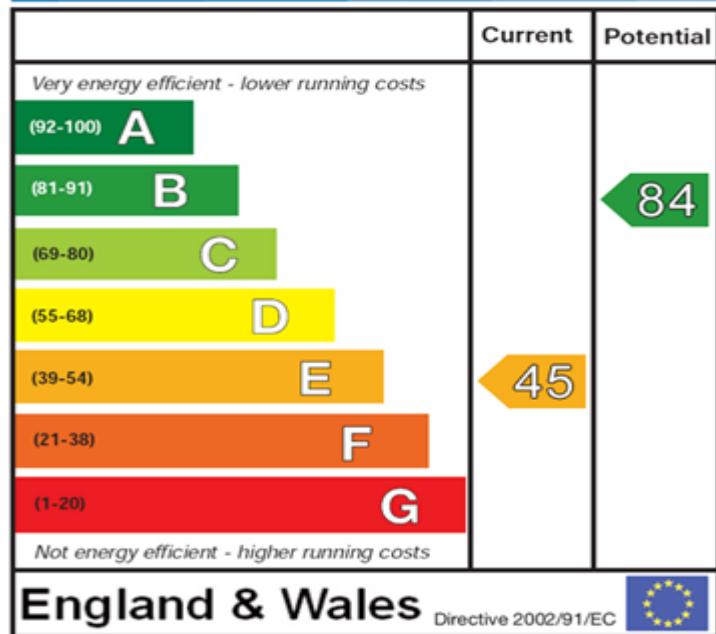
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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## Energy Efficiency Rating



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.