



**7 Royal Crescent, Weeford Estate, Coventry, CV3 3DY**

Asking Price £262,500



Three Bedroom Semi-Detached House  
Detached Garage

Through Lounge Diner & Conservatory  
Fitted Kitchen

Three Generous Sized Bedrooms to the First Floor  
First Floor Bathroom

Well Presented Rear Garden

Driveway to the Front with Ample Parking

No Chain

Gas Central Heating & Double Glazing

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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### Entrance

Double Glazed Double doors to:

### Porch

Double Glazed Door into:

### Hallway

Central heating radiator, understairs storage, stairs off to the first floor, doors to the Kitchen & Through Lounge Diner.



### Kitchen

2.6m (8' 6") x 2.3m (7' 7")

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, space for cooker, space for washing machine, space for fridge/freezer, tiled splashbacks, double glazed window to the rear & side, double glazed door onto the rear garden.



### Lounge

3.7m (12' 2") x 4.2m (13' 9") (into bay window)

Central heating radiator, double glazed bay window to the front, feature fireplace, archway to dining room:

### Dining Room

3.1m (10' 2") x 3.6m (11' 10")

Central heating radiator, space for large dining table, double glazed double doors onto the conservatory.



### Conservatory

2.2m (7' 3") x 3.1m (10' 2")

Tiled floor, power & lighting, double glazed windows to both sides and rear, double glazed doors onto the patio.



### Landing

Airing cupboard housing combi boiler, access to the loft, double glazed window to the side, doors off to all rooms:

### Bedroom One

3.1m (10' 2") x 4.4m (14' 5") (into bay window)

Central heating radiator, double glazed window to the front.



**Bedroom Two**

3.6m (11' 10") x 3.0m (9' 10")

Central heating radiator, double glazed window to the rear.

**Bedroom Three**

2.6m (8' 6") x 2.4m (7' 10")

Central heating radiator, double glazed window to the front.

**Bathroom**

2.5m (8' 2") x 1.6m (5' 3")

Low Level WC, Vanity sink unit with storage below, panelled bath with shower over, central heating radiator, tiled floors and walls, double glazed window to the rear.

**Detached Garage**

2.5m (8' 2") x 4.9m (16' 1")

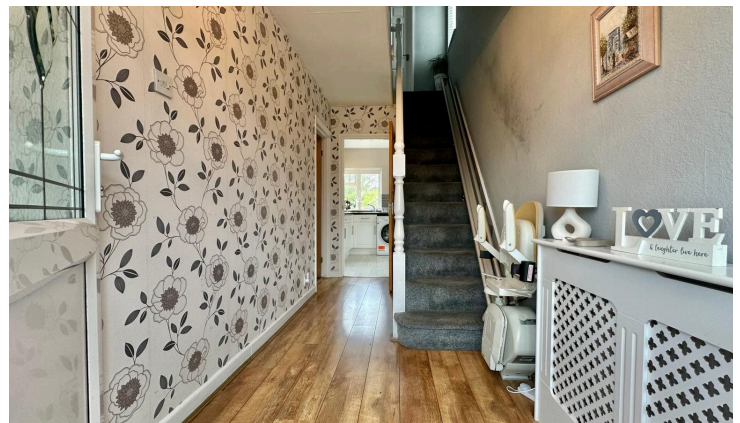
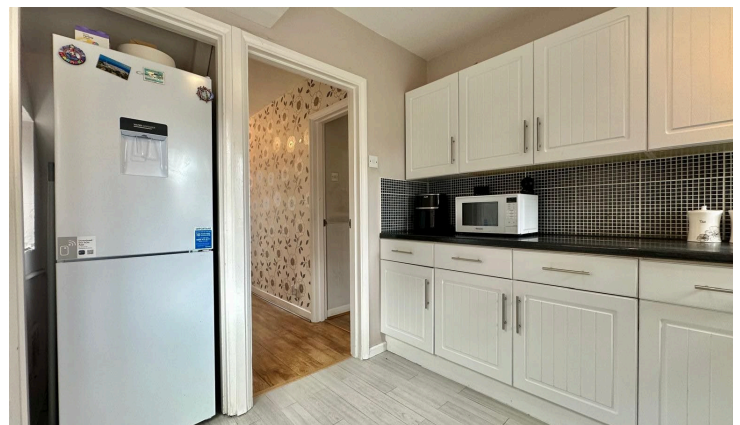
Power & lighting, up & over door with direct vehicle access from the driveway, window to the rear.

**Rear Garden**

Slabbed pathway with a door leading to the garage, and to a pedestrian gate which takes you onto the driveway. Doors to a brick built storage cupboard and an outside WC, a slabbed patio with space for outdoor seating and a pathway leading to the bottom of the garden with mature bushes and plants to either side.

**Front**

Driveway with Ample Parking and direct access to the detached Garage.



## 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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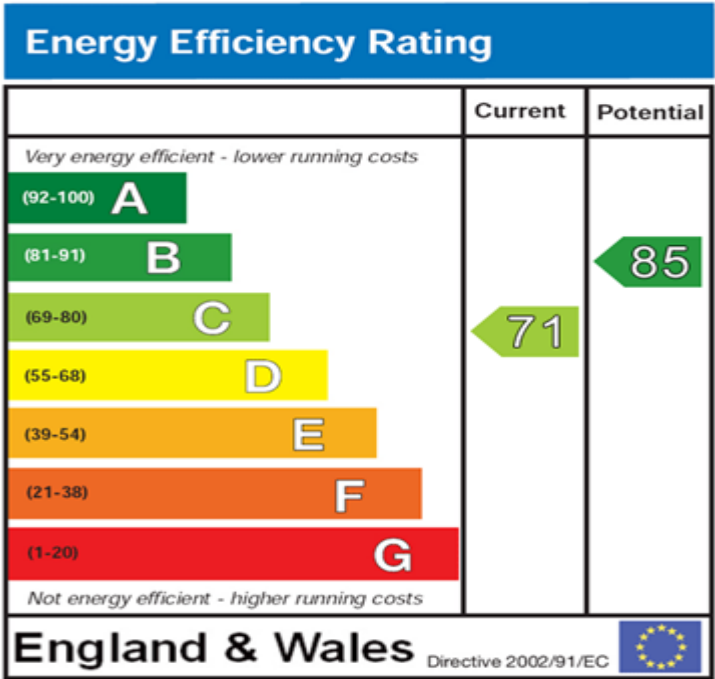


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.

**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.