



3 Wade Avenue, Coventry, CV3 6NE

Offers Over £355,000

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3 Wade Avenue

Coventry, CV3 6NE

- Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- Conservatory
- Garden
- Garage
- Freehold
- EPC D (60)
- Council Tax Band D

This detached two bedroom bungalow is situated in a very sought after location in Styvechale Grange, with easy access to the city centre as well as local shops and amenities. The accommodation features: entrance porch, entrance hall, lounge, kitchen, conservatory, two bedrooms, bathroom. Externally there is an easy maintenance garden to the front & rear as well as a driveway and single garage. This property is offered with no onward chain.



Accommodation comprise

Entrance Porch

Double glazed door to front, door to hallway.

Entrance Hall

Door to front porch, doors to lounge, kitchen, bedrooms & bathroom, radiator.

Lounge

Double glazed sliding doors to rear garden, fireplace, TV point, radiator.

Kitchen

Double glazed window to conservatory, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, wall mounted gas central heating boiler, gas cooker point, space for fridge/freezer, radiator, door to inner lobby.

Lobby

Double glazed door to front, door to conservatory.

Conservatory

Double glazed window and doors to rear garden, space for washing machine, single bowl stainless steel sink and drainer, radiator.

Bedroom One

Double glazed windows to front and side, built in wardrobes, radiator.

Bedroom Two

Double glazed window to front, radiator.



Bedroom One

Double glazed windows to front and side, built in wardrobes, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bathroom

Opaque double glazed windows to side, panelled bath with electric shower, low level W.C, wash hand basin, bidet, heated towel rail, radiator.

Garden

Patio area, leading to landscaped garden with plants, flowers and bushes, enclosed by timber fence boundary.

Garage

Single garage with up & over door to front.

Driveway

Block paved driveway providing off road parking in front of the garage.

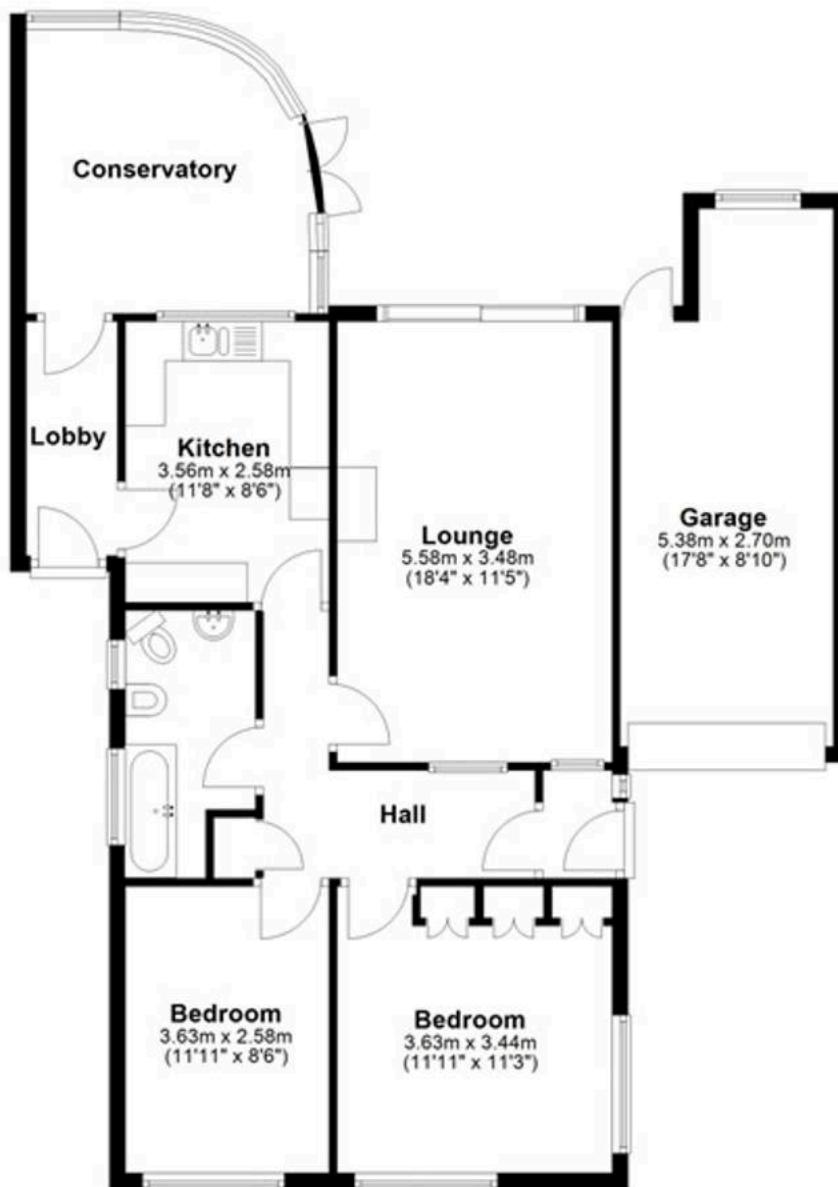
Services

We believe all mains services are connected to the property (not tested).



Ground Floor

Approx. 98.6 sq. metres (1061.8 sq. feet)



Total area: approx. 98.6 sq. metres (1061.8 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

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.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

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.

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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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.