



## **12 Dymond Road, Holbrooks, Coventry, CV6 4JZ**

Offers in the region of £250,000



Refurbished Three Bedroom Semi-Detached House  
Within Close Proximity to Local Schools & the CBS Arena  
Large Lounge to the Front  
Re-Fitted Kitchen Diner  
Three Double Bedrooms to the First Floor  
Fully Tiled Bathroom to the First Floor  
Multi-Purpose Outbuilding to the Rear  
Landscaped Rear Garden with Vehicle Side Access  
Driveway to the Front Offering Off Road Parking  
Gas Central Heating & UPVC Double Glazing

**Accommodation Comprising:**

**Ground Floor**

**Entrance**

Composite door to:

**Hallway**

Central heating radiator, stairs off to the first floor, door to:



**Lounge**

*4.4m approx (14' 5") x 4.0m approx (13' 1")*

Central heating radiator, UPVC Double glazed bay window to the front, wall panelling with Led lights, doorway to:



**Re-Fitted Kitchen Diner**

*4.4m approx (14' 5") x 2.8m approx (9' 2")*

Ample wall and base units with work tops over, black sink unit with flexi mixer tap, space for washing machine, integrated 'AEG' induction hob, integrated electric oven & grill, space for fridge/freezer, tiled floor, 'Worcester' Combi boiler, shutter door to pantry cupboard, central heating radiator, UPVC Double glazed window & door to the rear.



**First Floor**

**Landing**

Access to loft via drop down ladder, doors to all rooms.



**Bedroom One**

*4.0m approx (13' 1") x 3.0m approx (9' 10")*

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



**Bedroom Two**

*2.8m approx (9' 2") x 3.6m approx (11' 10")*

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

**Bedroom Three**

*3.1m approx (10' 2") x 2.3m approx (7' 7")*

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

### Bathroom

2.2m approx (7' 3") x 1.4m approx (4' 7")

Low level WC, hand wash basin, panelled bath with shower screen, rainfall shower & secondary hose attachment, chrome heated towel rail, fully tiled walls & floor, UPVC Double glazed window to the rear.



### Outside

#### Gardens

Front Garden: Direct access to off road parking for approx 2 vehicles. Double wooden doors to access to the Rear garden. Rear Garden: Hardstanding leading to: Patio area with stoned path. Grass to side and bottom of the garden. Wooden fencing to both sides & rear.

### Multi-Purpose Outbuilding

4.7m (15' 5") x 2.9m (9' 6")

Herringbone flooring, wooden framed doors & windows facing garden & spotlights above.



### NOTE

The vendors disclose a personal difference of opinion with one adjoining neighbour. This is an interpersonal matter between the current owners and the individual concerned, with no impact on the property's boundaries, title, or structure. Further details available upon request or in the legal documentation.

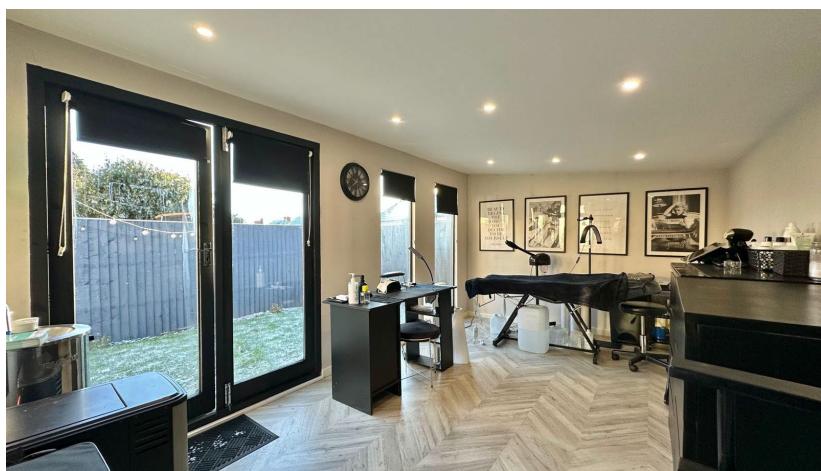


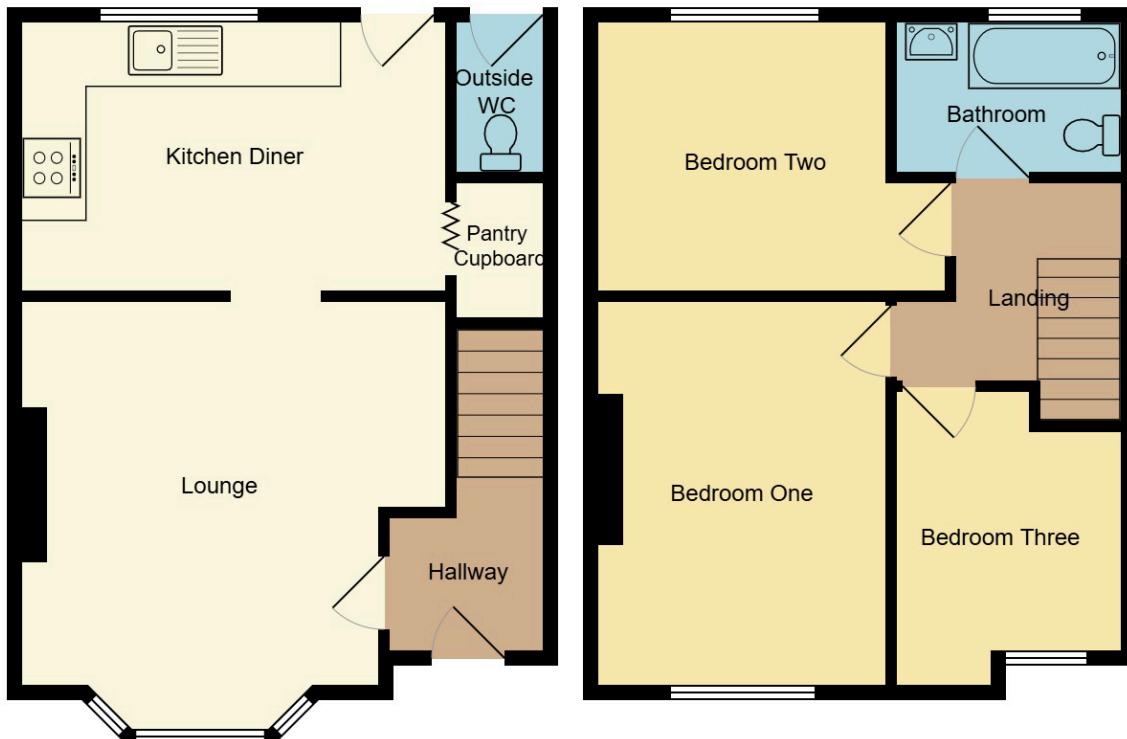
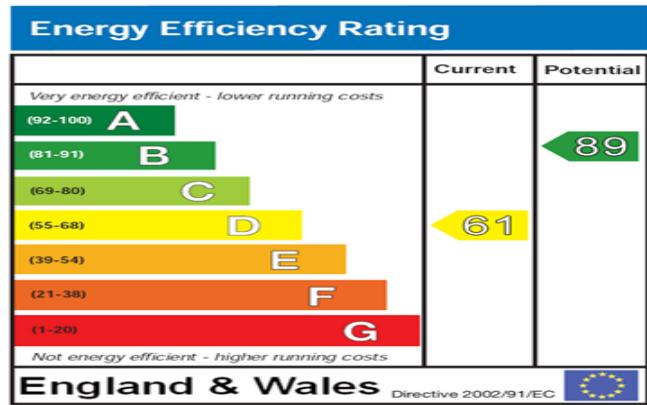
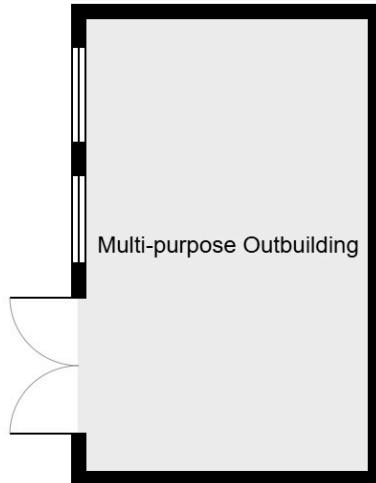
## AGENTS NOTES

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.





#### 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.

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.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents