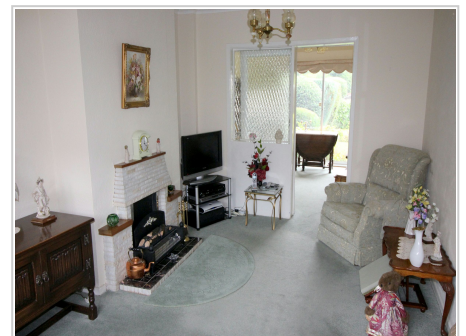


Brookside Avenue,
Whoberley,
Coventry,
CV5

205,000



- Double bayed Semi with NO CHAIN
- Backing onto open fields and school grounds beyond
- Night storage heating and Double glazed
- Attractive through lounge intercommunicating Dining room
- Kitchen
- Three bedrooms
- Bathroom



Ref: PRB12851

Viewing Instructions: Strictly By Appointment Only



General Description

* Well presented double bayed semi detached property * Pleasant aspect to the rear backing onto open fields * Storage heating * uPVC sealed unit double glazed windows * Storm porch entrance to entrance hall * Bayed windowed lounge * Dining room * Kitchen with range of units * Three bedrooms * Bathroom * Rear access to detached timber garage * Well laid out lawned gardens being particularly private to the rear * NO CHAIN *

Situated just off Allesley Old Road, here is a well presented double bayed three bedroom Semi Detached property representing ideal family accommodation to be sold with no chain. There is uPVC sealed unit double glazed windows and heated by way of night storage heating as well as presented in good re-decorative order.

A particular feature of the property is the well laid out lawned gardens being particularly private to the rear, enjoying an open aspect across open fields with St Christopher's primary and junior school grounds beyond.

The property is well served within easy walking distance of the local primary and Junior school, Co-op food store as well as bus services to the city centre.

Accommodation

Accommodation comprises

On the ground floor

Enclosed Porch Entrance

To the



Entrance Hall (8' 10" x 6' 07") or (2.69m x 2.01m)



Bay windowed lounge (15' 03" x 10' 0") or (4.65m x 3.05m)

Patterned glazed sliding door

To the



Dining Room (11' 0" x 8' 10") or (3.35m x 2.69m)



Kitchen (10' 02" x 7' 03") or (3.10m x 2.21m)

On the first floor

Landing

Bedroom 1 (15' 08" x 9' 08") or (4.78m x 2.95m)

Bedroom 2 (10' 09" x 9' 0") or (3.28m x 2.74m)

Bedroom 3 (9' 03" x 6' 05") or (2.82m x 1.96m)



Bathroom



Outside

Rear access to detached timber garage in need of repair with room for the erection of single or double width garage, subject to necessary planning permission. Hedged lawned foregarden, side access with gate through to the well laid out lawned rear garden with central pathway and square inset border. Timber garden shed, gate giving rear pedestrian access. The property enjoys a pleasant aspect backing onto open fields with St Christopher's primary and junior school grounds beyond.

Location

From the city proceed our via Spon End continue into Allesley Old Road, at the traffic lights by the Co-op turn left into Brookside Avenue and the property can be found a short distance on the right hand side recognised by the for sale board.

Services

We believe all mains services are connected to the property.

Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the sale.

Special Note

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.

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.

Survey

Our Survey Department offers a full range of Surveys and Valuation Reports including the RICS Homebuyers Survey and Valuation Report. Please telephone our Survey Department on 02476 256616 for a free quotation.

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.



Ground Floor Plan



First Floor Plan

Services

EPC Rating:31

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a

report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.