

Aldermans Green Road,
Aldermans Green,
Coventry,
CV2

149,950



- Traditional style Double Bayed Semi
- Gas central heating
- Double glazed windows
- Through lounge and kitchen with hob and oven
- 3 bedrooms, shower room
- Direct car access
- Front and good sized rear garden
- NO CHAIN



Ref: PRB12679

Viewing Instructions: Strictly By Appointment Only



General Description

* Traditional style double bayed semi Detached property * Gas central heating * Sealed unit double glazed windows * Bayed windowed 24ft 8in through lounge combined dining room * 16ft Kitchen * Three bedrooms * Fully tiled shower room * Direct access to paved driveway giving ample car parking with gates to side through to the rear property * Front and good sized approx 100ft rear garden * VACANT POSSESSION WITH NO CHAIN *

This traditional style double bayed three bedroom semi detached property occupies a commanding position along the Aldermans Green Road and to be sold with NO CHAIN. There is gas central heating together with sealed unit double glazed windows and represents ideal family accommodation.

Enjoying direct car access to ample car parking with side access through to the rear garden, with room for the erection of a garage, subject to necessary planning permission, good sized gardens approx 100ft which is ideal for a family.

The property is well served for the Riley Square shopping parade, local schools and bus services as well as being within easy access of the city centre and A444 to Nuneaton.

Accommodation



Garden

Accommodation comprises

On the ground floor

Double doors

To the

Enclosed Porch Entrance

Minton tiled floor.



Patterned glazed door

With patterned glazed side screens to the



Entrance Hall (12' 0" x 6' 0") or (3.66m x 1.83m)

Staircase leading up to the first floor



Lounge/Dining Room (24' 08" x 11' 10") or (7.52m x 3.61m)



Good sized kitchen (16' 0" x 6' 04") or (4.88m x 1.93m)

On the first floor



Landing

Access to the loft space.



Bedroom 1 (12' 04" x 10' 05") or (3.76m x 3.18m)



Bedroom 2 (12' 0" x 11' 02") or (3.66m x 3.40m)



Bedroom 3 (7' 05" x 7' 05") or (2.26m x 2.26m)



Fully tiled Shower Room (6' 04" x 5' 0") or (1.93m x 1.52m)

With flamingo pink three piece coloured suite incorporating shower cubicle with shower unit with bi-fold screen.



Outside

Direct access via paved driveway giving car parking leading to double gates with driveway to the rear garden with concrete hard- standing and room for the erection of a garage, subject to the necessary planning permission. Walled foregarden and good sized approx 100ft rear garden.



Brick/store room (8' 10" x 5' 03") or (2.69m x 1.60m)



Rear of property

Location

From the city proceed out via Stoney Stanton Road continue into Bell Green Road at the traffic lights turn left into Hall Green Road continue into Aldermans Green Road and the property can be found on the left hand side recognised by the for sale board.

Services

We believe all mains services are connected to the property.

Fixtures and Fittings

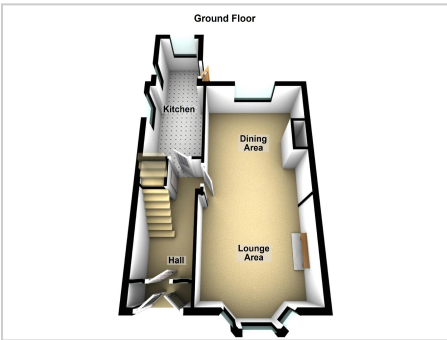
Only those items mentioned in these sales particulars are included in the sale.

Special Note

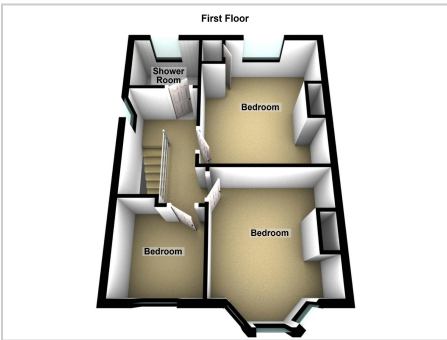
We have not tested the equipment, appliances and services in this property.

Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

The measurements are supplied for guidance



Ground Floor Plan



First Floor Plan

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.

Surveys

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.

Services

EPC Rating:57

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.