



Humber Road, Stoke
Offers Over £250,000

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ESTATE AGENTS

Humber Road, Stoke, Coventry

Four bedroom mid-terrace town house in the sought after area of Stoke. In brief the property comprises of; dining room, kitchen on the ground floor, lounge, master bedroom with en-suite on the first floor, then three further bedrooms and family bathroom on the second floor. The property benefits from a rear garden with access to the garage and off-road parking, double glazing and gas central heating.

Entrance

Covered porch to the front aspect. Entrance hall with granite tiled flooring and radiator. Doors leading to kitchen, dining room and WC. Stairs leading to first floor.

Dining Room 10'2" x 8'8" (3.10m x 2.64m)

Bay window to front, radiator.

Kitchen 16'10" x 7'11" (5.12m x 2.41m)

Range of eye and base level units with roll top work surfaces, inset stainless steel one and a half sink with drainer and mixed tap over. Built in gas hob with extractor over, integrated oven. Space and plumbing for washing machine. Granite tiled flooring. Two radiators. Patio doors leading to rear garden.

Downstairs WC 6'5" (max) x 4'10" (1.97m (max) x 1.48m)

Low flush W.C, wash hand basin with tiles splash back, granite tiled flooring and radiator.

First Floor Landing

Radiator. Doors to:

Lounge Area 11'6" x 15'0" (3.51m x 4.56m)

Bay window and second window to front aspect, radiator.



Bedroom 1 9'7" x 15'0" (2.92m x 4.56m)

Two windows to rear aspect, radiator, built in storage cupboard, door to:

En-suite 6'6" x 5'9" (1.99m x 1.76m)

A fully tiled shower cubicle, low flush W.C, wash hand basin and heated towel rail.

Second Floor Landing

Storage cupboard housing the pressurised hot water cylinder. Doors to:

Bedroom 2 9'7" x 14'11" (2.92m x 4.54m)

Large window to rear, radiator.

Bedroom 3 10'5" x 7'4" (3.17m x 2.23m)

Window to front, radiator.

Bedroom 4 10'4" x 7'3" (3.16m x 2.22m)

Window to front, radiator.

Bathroom 6'8" x 5'5" (2.04m x 1.67m)

A fully tiled suite comprising: single panelled bath with shower over, low flush W.C, wash hand basin and heated towel rail.

Garden

Patio doors from kitchen leading out to paved garden with rear gate allowing access to garage and off road parking.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

Mortgage Advice

Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.

Location

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.



Directions for Sat Nav

Postcode: CV3 1NU

Local Authority

Coventry City Council

Tax Band: D

Tenure

Freehold

Viewing

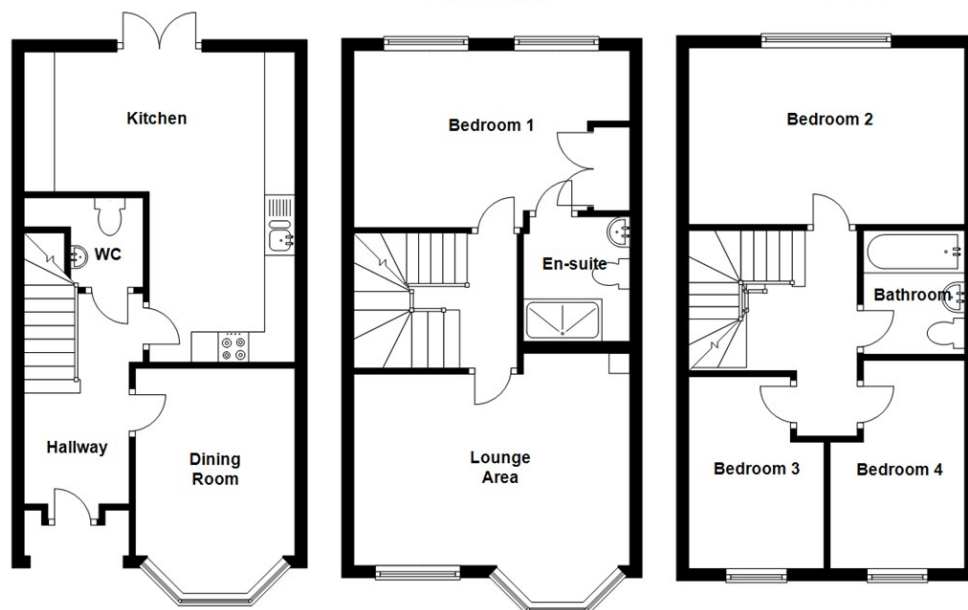
Strictly by appointment only via Complete Estate Agents



Ground Floor

First Floor

Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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