



2 Foxford Crescent, Aldermans Green, Coventry, CV2 1QA

Asking Price £249,950



Semi Detached Property
Three Bedrooms and Loft Room
uPVC Double Glazed & Gas Centrally Heated
Spacious Lounge with Feature Fireplace * Dining Room
Fitted Kitchen * Conservatory
First Floor Shower Room
Gardens to Front & Rear * Direct Access Garage

Accommodation Comprising

uPVC double glazed door to:

Hall

With stairs off to the first floor. Central heating radiator. Understairs cupboard. Doors to Lounge and Kitchen.

Kitchen

5'11 (1.52 M) min. 8'11 (2.44 M) max. x 24'9 (7.32 M) approx.

Fitted with ample wall and base units with work surfaces over. Tiled floor. Single drainer sink unit with mixer tap. Space for Range cooker. Extractor fan over (remaining). Built in Fridge/freezer. uPVC double glazed window to the rear. uPVC double glazed door to the rear. uPVC double glazed patio doors to Conservatory.

Lounge/Diner

28'8 (8.53 M) approx. x 10'11 (3.05 M) approx.

To the Lounge Area - uPVC double glazed Bay window to the front. Feature fireplace with coal effect gas fire. Two central heating radiators. To the Dining Area (7'77 (2.13 M) approx. x 7'11 (2.13 M) approx.) with uPVC double glazed window to the rear. Central heating radiator.

Conservatory

8'11 (2.44 M) approx. x 6'7 (1.83 M) approx.

uPVC double glazed windows to the side and French Doors to the rear.

First Floor

Landing

Doors to Bedrooms 1, 2, 3 and Shower Room.

Shower Room

Large shower cubicle, Vanity sink unit and low level wc. Chrome heated towel rail. Fully tiled walls and floor. uPVC double glazed window to the rear.

Bedroom 1

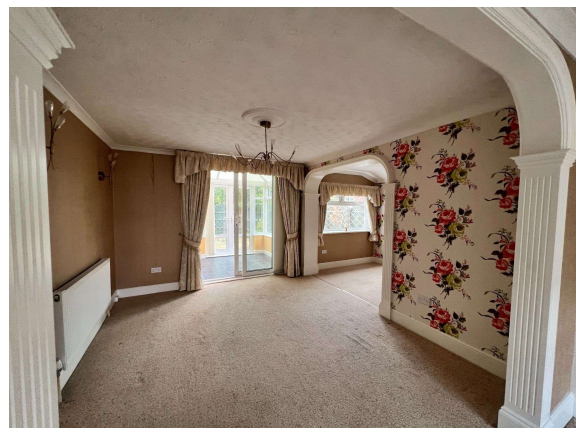
15'4 (4.57 M) into Bay x 8.9 to wardrobes.

uPVC double glazed Bay window to the front. Central heating radiator. Built in full height and length wardrobes, seating to Bay.

Bedroom 2

13'3 (3.96 M) approx. x 10'11 (3.05 M) approx.

uPVC double glazed window to the rear. Three built in double wardrobes. Central heating radiator.



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Bedroom 3

7'7 (2.13 M) approx. x 6'3 (1.83 M) approx.
uPVC double glazed window to the front. Central heating radiator.



Loft Room

11'6 (3.35 M) approx. x 13'6 (3.96 M) approx.
Storage into Eaves. Central heating radiator. Skylight.



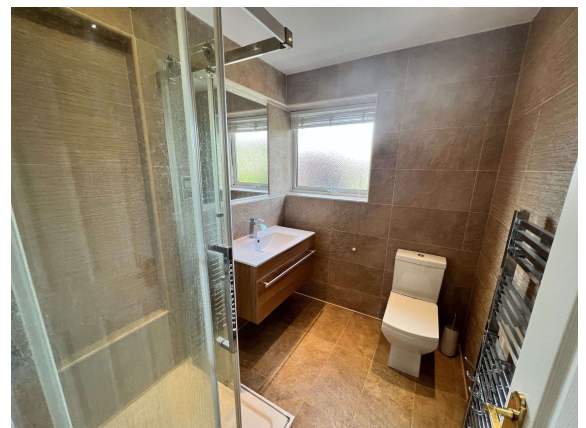
Exterior

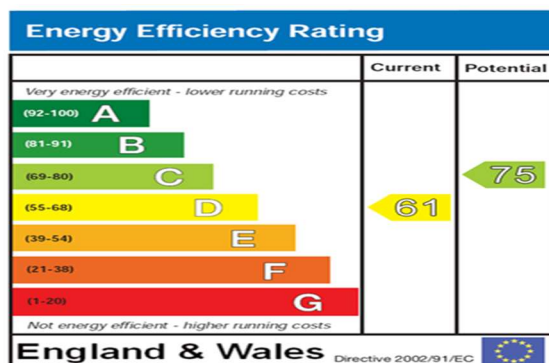
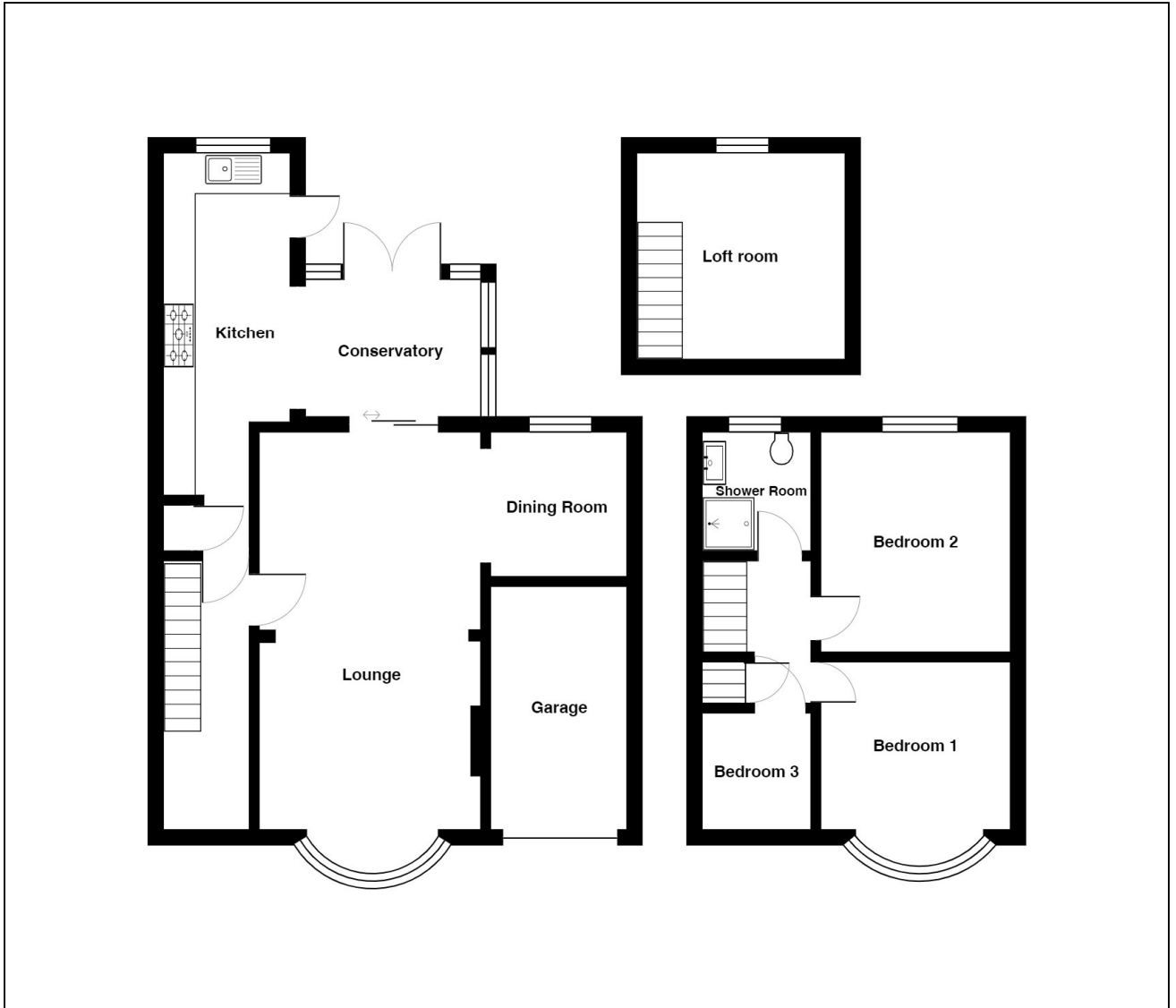
Gardens

Front - Foregarden. Rear - Landscaped.

Garage

Direct Access Garage.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.