



Aldermans Green Road | Aldermans Green | Coventry | CV2 1PB

£115,000

LewisOliver are pleased to present this ground floor maisonette in Aldermans Green. The property is well presented throughout and must be seen to be appreciated. Comprising of Hallway, Lounge, Kitchen, Two bedrooms, Bathroom and Rear Garden.

- GROUND FLOOR MAISONETTE
- WELL PRESENTED THROUGHOUT
- TWO BEDROOMS
- REAR GARDEN
-



APPROACH

Communal garden

ENTRANCE HALL

9' 11" x 6' 2" (3.04m x 1.9m)

LOUNGE

9' 6" x 12' 9" (2.9m x 3.9m) Comprising of a double glazed window to the rear aspect and a central heating radiator.

KITCHEN

10' 2" x 7' 6" (3.1m x 2.3m) Comprising of a double glazed window to the rear aspect, base units with work surface over and one and a half bowl stainless steel sink and drainer, gas hob with cooker hood over and space for domestic appliances

BEDROOM ONE

14' 1" x 10' 2" (4.3m x 3.1m) Comprising of double glazed window to the front aspect and central heating radiator

BEDROOM TWO

11' 1" x 6' 2" (3.4m x 1.9m) Comprising of double glazed window to the front aspect and central heating radiator

BATHROOM

6' 2" x 5' 2" (1.9m x 1.6m) Comprising of double glazed side aspect, low level WC, wash hand basin, bath with shower over, central heating radiator.

GARDEN

Low maintenance artificial grass with patio area.

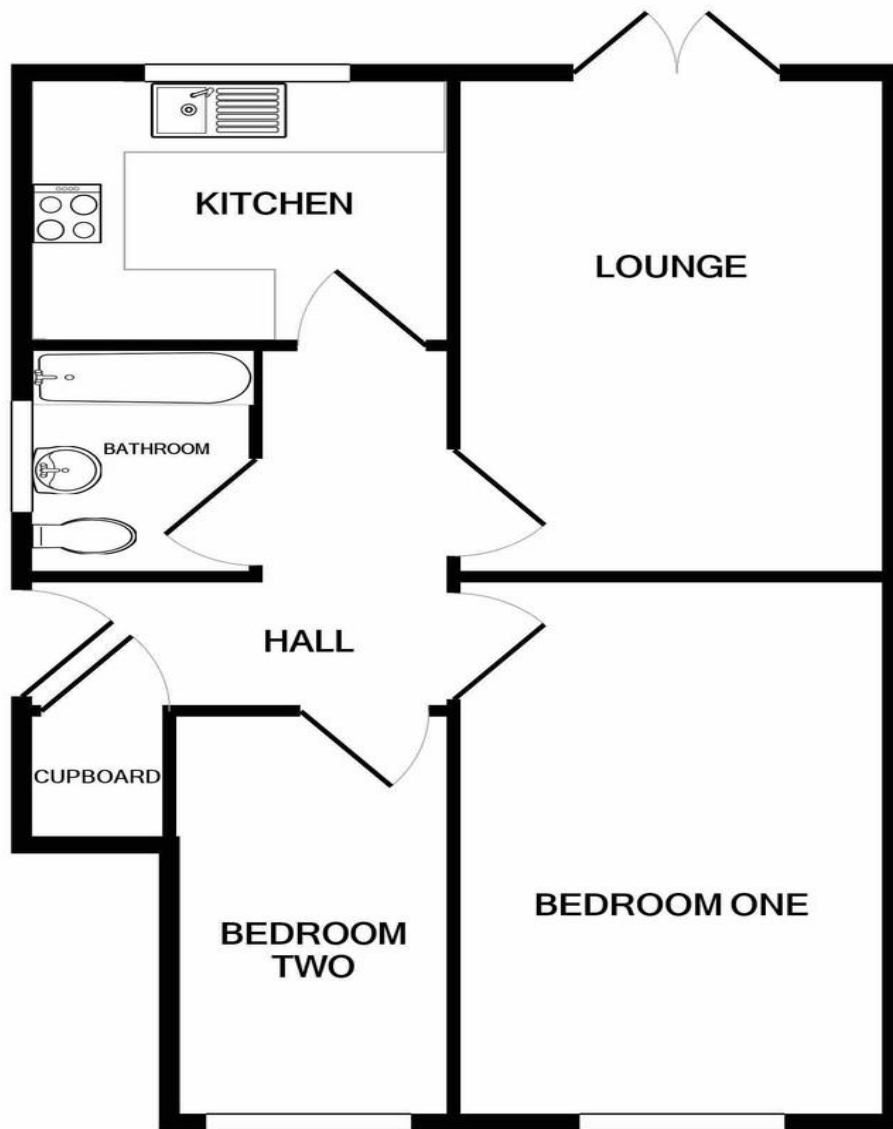
Please Note: LewisOliver have made every effort to ensure the accuracy of the information provided and prospective purchasers are advised to check all measurements before making any related purchases. Should you have a specific query do not hesitate to contact the office.

Tenure: We are advised that the property is Leasehold but recommend that prospective purchasers confirm this with the vendor's solicitor.

Fixtures, Fittings and Services: Since these have not been tested it is advised that all are verified and that all services are in working order to confirm their condition. Fixtures and Fittings are excluded unless referred to in the sales particulars.

Money Laundering Regulations: LewisOliver will ask prospective purchasers to produce identification documents to support any offers.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements