



25 Grace Road, Millisons Wood, Coventry CV5 9AT

Asking Price £550,000



Four Bedroom Detached Bungalow
Overlooking Fields
Open Plan Kitchen/Diner with Island
Lounge with Log Burner
Utility with access to large garage
Three Bedrooms to the ground floor
Ground Floor Bathroom
Master Bedroom with En-suite to First Floor
Driveway with Ample parking
Large Rear Garden

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UPVC Double glazed door and side panel to:

Porch

UPVC Double glazed window to the lounge, storage, door to:

Hallway

Two Central heating radiators, UPVC Double glazed window to the side, stairs off to the first floor, doors to:

Lounge

6.08m (19' 11") x 3.51m (11' 6")

UPVC Double glazed byfold doors to the rear garden, central heating radiator, feature wall with log burner inset, double doors to:

Kitchen/Diner

Kitchen Area - 4.85m (15' 11") x 3.81m (12' 6") x Dining area - 2.60m (8' 6") x 3.42m (11' 3")

UPVC Double glazed window to the front, UPVC Double glazed bifold doors to the rear garden, ample wall and base with marble work tops over, island with matching cupboards beneath and marble top. Space for range cooker and extractor hood over, single sink with drainer grooves into work top, UPVC Double glazed window to the rear, tiled floor. Door leading to:

Utility

1.61m (5' 3") x 4.71m (15' 5")

Two double base units, plumbing space for automatic washing machine, space for fridge/freezer, Belfast sink, UPVC Double glazed window and door to the rear garden, UPVC Double glazed door to the large garage.

Bedroom One

4.16m (13' 8") x 4.63m (15' 2")

UPVC Double glazed window to the rear, central heating radiator, door to :



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En-suite Bathroom

2.83m (9' 3") x 4.14m (13' 7")

UPVC Double glazed window to the rear, central heating radiator, panelled bath, low level WC, panelled hand wash basin, bidet, shower cubicle, two cupboards.

Bedroom Two

3.93m (12' 11") x 2.58m (8' 6")

UPVC Double glazed French Doors out to the side garden, central heating radiator.



Bedroom Three

3.55m (11' 8") x 2.96m (9' 9")

Central heating radiator, UPVC Double glazed French Doors out to the rear garden.



Bedroom Four

2.58m (8' 6") x 3.31m (10' 10")

UPVC Double glazed window to the front, central heating radiator, understairs cupboard.

Bathroom

White suite, Low level WC, Panelled bath with shower and rail over, panelled hand wash basin, UPVC Double glazed window to the side, heated chrome towel rail.



Front

Driveway with ample parking, pedestrian access to the rear garden, door to garage.

Rear

Paved patio with shrub borders and decked area. Laid to lawn overlooking open fields. Fenced off vegetable area, further decking area, to the far corner you have mature trees and gated access leading out into the woodlands.



AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** 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. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



TENURE - FREEHOLD

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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.

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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.

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