



37 Derwent Road, Whitmore Park, Coventry, CV6 2HB

Asking Price £300,000



Four/Five Bedroom Semi-Detached House
Lounge & Separate Dining Room
Fitted Kitchen
Conservatory off Dining Room
Three Bedrooms to the First Floor
Fitted Bathroom
Loft Conversion with two additional rooms
Large Rear Garden
Garage to the side
No Chain

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

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Entrance

Door to the hallway:

Hallway

Central heating radiator, UPVC Double glazed window to the side, storage cupboard, stairs off to the first floor, doors to the kitchen, dining room and lounge.

Lounge

3.5m (11' 6") x 4.1m (13' 5")

Central heating radiator, gas fire and UPVC Double glazed window to the front.

Dining Room

3.6m (11' 10") x 3.5m (11' 6")

Central heating radiator, Single glazed windows and door onto the conservatory.

Conservatory

UPVC Double glazed windows and doors onto the rear garden, a Belfast sink, power and lighting.

Garage

2.3m (7' 7") x 7.0m (22' 12")

Foldable doors, space for fridge/freezer, UPVC Double glazed window to the rear and a door which leads out onto the garden, door to understairs storage.

Ground Floor WC

1.0m (3' 3") x 1.5m (4' 11")

Low level WC, hand wash basin and a UPVC Double glazed window to the rear.



Landing

All rooms off, access to the second floor.

Bedroom One

3.5m (11' 6") x 3.4m (11' 2")

Two double built in wardrobes, Central heating radiator and a UPVC Double glazed window to the front.

Bedroom Two

3.5m (11' 6") x 3.6m (11' 10")

Central heating radiator, UPVC Double glazed Window to the rear, Small understairs storage, Built in storage housing 'Worcester' Boiler.

Bedroom Three

2.7m (8' 10") x 2.4m (7' 10") (max)

Central heating radiator, UPVC Double glazed window to the front, Built in storage.

Bathroom

2.5m (8' 2") x 1.6m (5' 3")

Panelled bath with electric shower over with shower curtain, low level WC, vanity sink unit with mixer tap and storage below, chrome heated towel rail, UPVC Double glazed window to the side and rear.

2nd Landing

Doors off to two additional bedrooms.

Bedroom Four

3.3m (10' 10") x 3.7m (12' 2") (max)

Double glazed window to the front, Central heating radiator and a door into the eaves for additional storage.

Bedroom Five/Study

2.5m (8' 2") x 1.9m (6' 3") (minimum)

Double glazed window to the rear, Central heating radiator, door into loft space for additional storage.



Rear

Large rear garden with hardstanding patio area and a slabbed pathway leading to the bottom of the garden, mostly laid to lawn with mature hedges and shrubs surrounding, a green house and a wooden fence to the rear.

Front

Driveway with parking for up to two cars with direct access to the garage, mature plants and hedges to one side and a brick wall to the other.

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

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

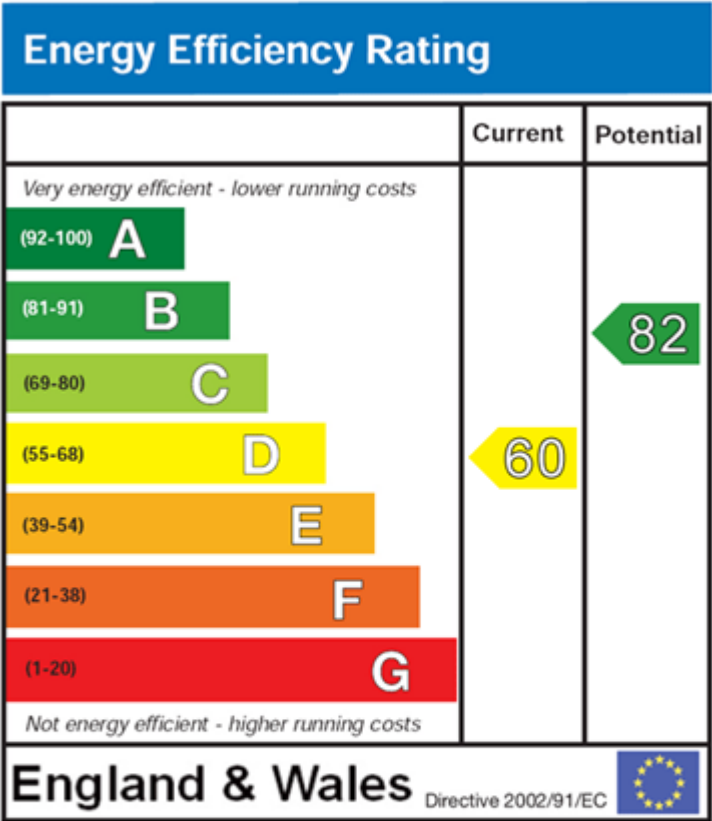


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.