



24 Westmorland Road, Wyken, Coventry, CV2 5BQ

Asking Price £179,000



Three Double Bedroom Mid Terrace House

Situated close to Coventry University Hospital, school and local amenities

In need of some updating

Through Lounge

Kitchen/Diner

First Floor Bathroom

Mature Rear Garden

Communal Parking to rear and Garage

Gas Central Heating & Double Glazing

Accommodation Comprising

Ground floor

aluminium framed double glazed door into:

Porch

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

Single glazed window to the lounge. Storage space. Door into Hallway.

Hallway

With stairs leading off to the first floor. Central heating radiator. Door into Kitchen Diner and:

Lounge

5.2m (17' 1") approx x 2.9m (9' 6") approx

Gas fire, central heating radiator. Aluminium framed double glazed sliding doors to the rear.

Kitchen Diner

6.4m (20' 12") approx x 2.3m (min) widening to 3.3m (10' 10") approx

Fitted Kitchen with ample wall and base units and worktops over. Single stainless steel sink unit. Space for automatic washing machine. Space for gas cooker. Space for American style fridge freezer, space for dishwasher, under stairs space for electrical appliance. Tiled splashbacks. Aluminium framed double glazed window to the rear and front. Aluminium double glazed door to the rear. Central heating radiator. 'Worcester' combi boiler. Door into the lounge.

First Floor

Landing

With access to the loft. Storage cupboard. Doors to all rooms.

Bedroom 1

4.3m (14' 1") approx widening to 4.6m (15' 1") approx x 2.9m (9' 6") approx widening to 3.4m (11' 2")

Central heating radiator. Aluminium framed double glazed window to the front.

Bedroom 2

3.7m (12' 2") approx x 2.3m (min) widening to 2.8m (9' 2") approx

Central heating radiator. Aluminium framed



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double glazed window to the front.

Bedroom 3

1.6m (min) widening to 2.0m (6' 7") approx x 3.9m approx

Central heating radiator. Aluminium framed double glazed window to the rear.

Bathroom

1.6m (5' 3") approx x 2.3m (7' 7") approx

Bathroom comprising: Low level wc, handwash basin, Panelled bath with shower over. Part tiled walls. Central heating radiator. Aluminium framed double glazed window to the rear.

Outside

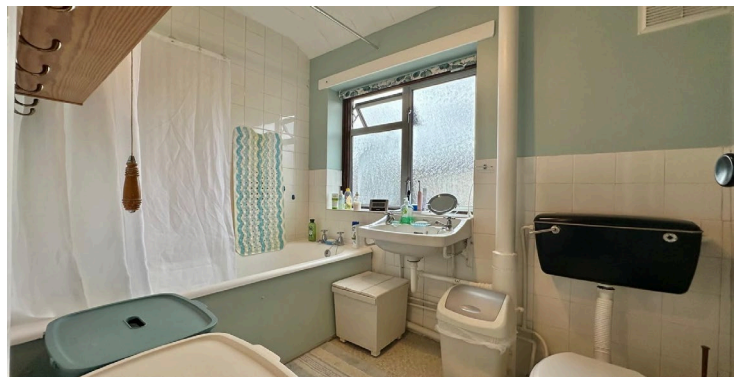
Gardens

Front Garden: Lawned area to the front with path leading up. Flower borders.

Rear Garden: Lawned area to the rear with mature shrubs and trees. Path leading up. Mostly wooden panels to both sides & rear, some wire fencing to one side. Pedestrian access via wooden gate. Outdoor store. Communal parking to the rear and

Garage In Block

4.7m (15' 5") approx x 2.4m (7' 10") approx
With up and over door.



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

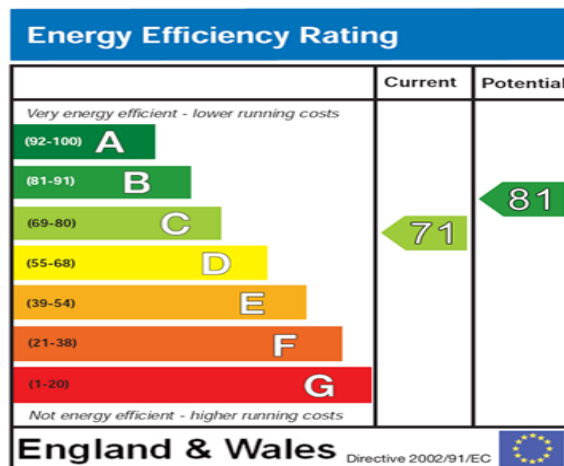
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



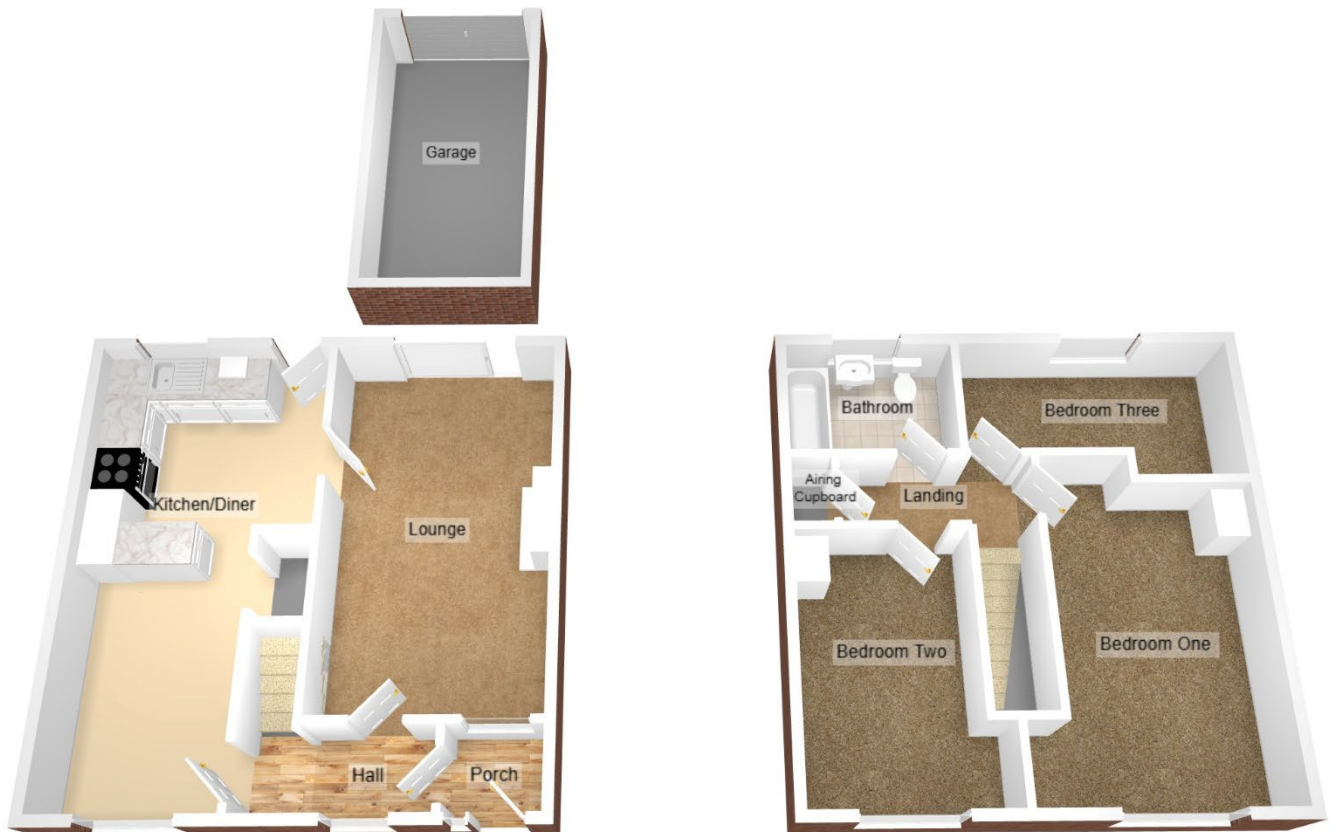
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

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