



80 Meadow Road, Wolston, Coventry, CV8 3JJ

Offers in the region of £375,000



Three Bedroom Link-Detached House
Popular Village location of Wolston
Close to local amenities and major motorway links
Kitchen/Diner with Utility (possible 2nd kitchen)
Downstairs WC
Three First Floor Bedrooms
First Floor Family Bathroom
Landscaped South facing rear garden
Direct off road parking and Garage
UPVC double glazing and Gas central heating

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

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

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Entrance

UPVC double glazed door into:

Porch

1.2m (3' 11") approx x 0.8m (2' 7") approx

UPVC Double glazed window to the front and side. Built in storage. UPVC double glazed door into:

Hallway

With stairs leading off to the first floor. Central heating radiator. Tiled floor. Door into the Garage.

Lounge

4.5m (14' 9") approx x 3.5m (11' 6") approx

UPVC double glazed window to the front. Gas Fire. Central heating radiator. Door to:

Kitchen/Diner

3.2m (10' 6") approx x 4.5m (14' 9") approx

With ample wall and units with work tops over. Single sink unit with mixer tap. Integrated 5 ring gas hob (Belling) with extractor over (Baumatic). Integrated electric oven and grill. Integrated fridge/freezer. Tiled splashbacks and part tiled walls. Tiled floor. Central heating radiator. Understairs storage. Door to Utility. French doors onto the patio to the rear.

Large Utility (possible 2nd kitchen)

5m (16' 5") approx x 2.2m (7' 3") approx

Ample wall and base units with work tops over. Stainless steel sink unit with mixer tap. Integrated dishwasher, Integrated washer/drier. Breakfast bar with space for 3 seats. Tiled splashbacks. Tiled floor. UPVC double glazed window to the rear. Door to wc. Door to garage. UPVC double glazed door onto the patio to the rear

Ground floor wc

1.4m (4' 7") approx x 1m (3' 3") approx

Low level WC, vanity sink unit with mixer tap and storage below. Tiled walls and tiled floor.

Integrated Garage

5.7m (18' 8") approx x 2.6m (8' 6") approx

With up and over door. Space for fridge freezer. Vaillant boiler. Power and lighting



First Floor

Landing

With all rooms leading off. Access to loft. UPVC double glazed window to the side. Airing cupboard housing hot water tank.

Bedroom 1

4.6m (15' 1") approx max x 3.2m (10' 6") approx
UPVC double glazed window to the front. Central heating radiator.

Bedroom 2

3.2m (10' 6") approx x 2.5m (8' 2") approx
UPVC double glazed window to the rear. Central heating radiator. Built in wardrobe.

Bedroom 3

1.9m (6' 3") approx x 2.9m (9' 6") approx
UPVC double glazed window to the front. Central heating radiator.

Bathroom

2.2m (7' 3") approx x 1.9m (6' 3") approx
Suite comprises: Low level WC. Wash hand basin. Panelled bath with shower over and shower screen. Tiled floors. Central heating radiator. Tiled walls. UPVC double glazed window to the rear.

Outside

Gardens

Front Garden: Driveway with direct access to garage. Pebbled section with mature plants.
South Facing Rear Garden: Landscaped rear garden with mature plants and trees. Tiled patio area. Partly laid to lawn. Pebbled section with circular patio. Wooden shed with power and lighting. Outside tap.



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

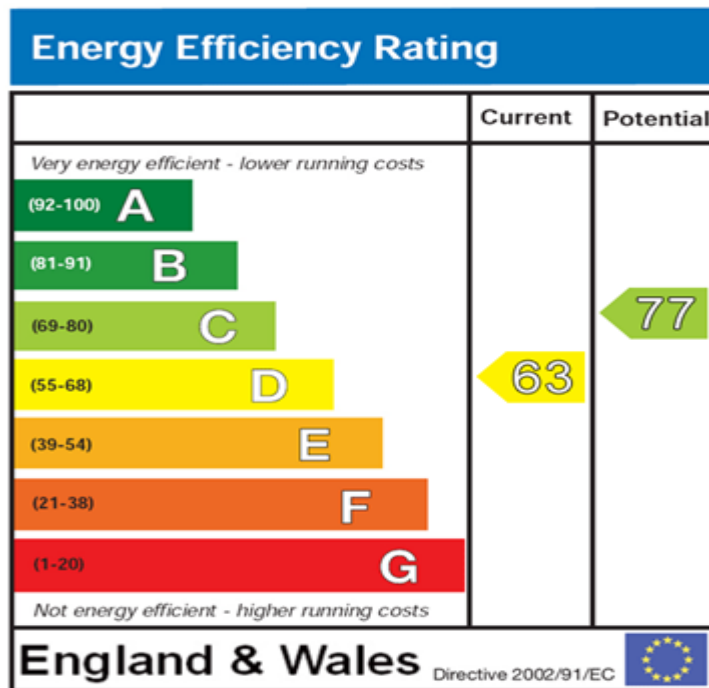
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



80 Meadow Road, Wolston, Coventry, CV8 3JJ



80 Meadow Road, Wolston, Coventry, CV8 3JJ



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.