



21 Warmwell Close, Walsgrave, Coventry, CV2 2JT

Asking Price £250,000



Three Bedroom Mid Terraced House with No Onward Chain
Popular Location Close to Coventry University Hospital
Through Lounge Diner
Fitted Kitchen
Large Porch + Ground Floor WC
Three Reasonable sized Bedrooms to the First Floor
Fitted Shower Room to the First Floor
Low Maintenance Rear Garden
Driveway to the Front with Integral Garage
Gas Central Heating & Double Glazing

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

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Accommodation Comprises

Ground Floor

Double glazed door into:

Porch

1.8m (5' 11") approx x 2.7m (8' 10") approx

Large porch with space for storage/cloakroom. Door into:

Hallway

With stairs leading off to the first floor. Central heating radiator. Doors leading to all rooms.

Ground floor WC

1.9m (6' 3") approx x 0.8m (2' 7") approx

With low level WC. Wash hand basin. Single glazed window to the front.

Through Lounge/Diner

5.6m (18' 4") approx x 3.0m (9' 10") approx

Having feature fireplace with gas fire. Two central heating radiators. UPVC Double glazed sliding doors to the Rear garden.

Kitchen

4.6m (15' 1") approx x 2.0m (6' 7") approx

Ample wall and base units with worktops over. Integrated 4 ring gas burner hob with extractor over. Electric oven and grill. Space and plumbing for automatic washing machine. Stainless steel single drainer sink unit with mixer tap. Space for fridge/freezer. Central heating radiator. UPVC double glazed window to the rear and door onto the garden.

First Floor

Landing

Access to the loft. Storage cupboard housing hot water tank. All rooms leading off.

Bedroom 1

3.2m (10' 6") approx x 3.0m (9' 10") approx

Built in double wardrobe. UPVC Double glazed window to the front. Central heating radiator.

Bedroom 2

3.7m (12' 2") approx x 2.7m (8' 10") approx

Built in Single cupboard housing 'Worcester' boiler. UPVC Double glazed window to the rear. Central heating radiator.



Bedroom 3

2.7m (8' 10") approx x 2.3m (7' 7") approx

UPVC Double glazed window to the rear. Central heating radiator.

Shower Room

1.6m (5' 3") approx x 2.1m (6' 11") approx

Corner Shower cubicle with electric shower. Low level WC. Wash hand basin. Tiled walls. Central heating radiator. UPVC Double glazed window to the front.

Integral Garage

5.2m (17' 1") approx x 2.5m (8' 2") approx

With Power and lighting. Up and over door. Direct access from Driveway

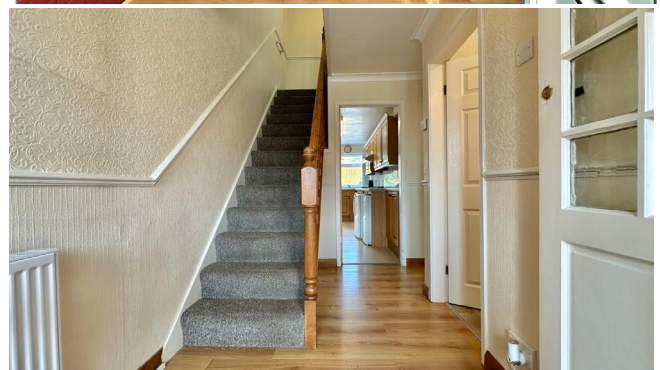
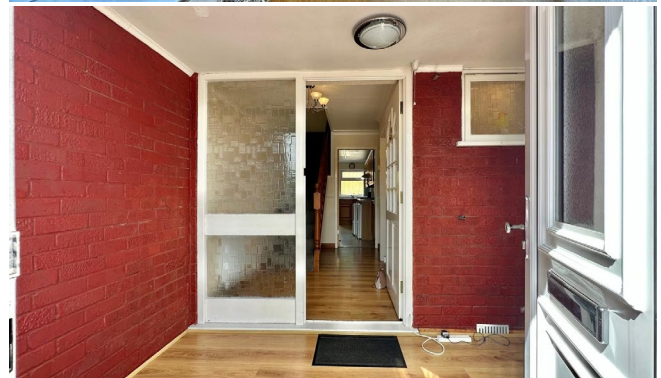
Gardens

Front Garden

Having a paved driveway with off road parking and leading to the Garage. Lawn area. Steps leading up to the porch.

Rear Garden

With a paved patio area. Two sections of artificial grass areas. Shrub borders. Fencing to all sides. Pedestrian rear access.



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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Epc tbc



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.