



51 Bluemels Drive, Wolston, Coventry, CV8 3LN

Offers In the Region Of £160,000



One Bedroom 2nd Floor Apartment with No Onward Chain
Wolston Village Location

Large Open Plan Kitchen Diner Living Area
Master Bedroom with Large Study/Storage Space
Fitted Bathroom

One Allocated Parking Space
UPVC Double Glazing & Storage Heaters

Entrance

Original double door leading to the entrance Lobby and stairwell with wood panelling and ornate stairwell leading up to the second floor. Secure door with intercom. Stairs off to the second floor:



Hallway

2.0m (6' 7") Approx x 1.9m (6' 3") Approx
Storage heater. Large storage cupboard housing water tank. Door to bedroom, Bathroom & Kitchen diner area:

Kitchen Diner Living Area

7.2m (23' 7") x 5.5m (18' 1") x 3.4m (11' 2")
Ample wall and base units with work tops over, stainless steel sink unit with drainer & mixer tap, integrated electric oven & grill with induction hob & extractor over, integrated dish washer, integrated fridge/freezer, integrated washing machine, tiled splashbacks, partly tiled floor, storage heater, 6 velux windows.



Master Bedroom

4.5m (14' 9") approx x 3.4m (11' 2") approx x 4.1m (13' 5") approx
Storage heater. 4 Velux windows. Door to study / walk in wardrobe:



Study / Walk in Wardrobe

3.4m (11' 2") approx x 4.4m (14' 5") approx
Large space with power and lighting, can be used as a study/large storage space.

Bathroom

1.9m (6' 3") approx x 2.0m (6' 7") approx
Lower level WC. Hand wash basin. Panelled bath with shower above. Tiled flooring & partly tiled walls. Chrome heated towel rail

Gardens

Communal Gardens. One allocated parking space



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 - LEASEHOLD

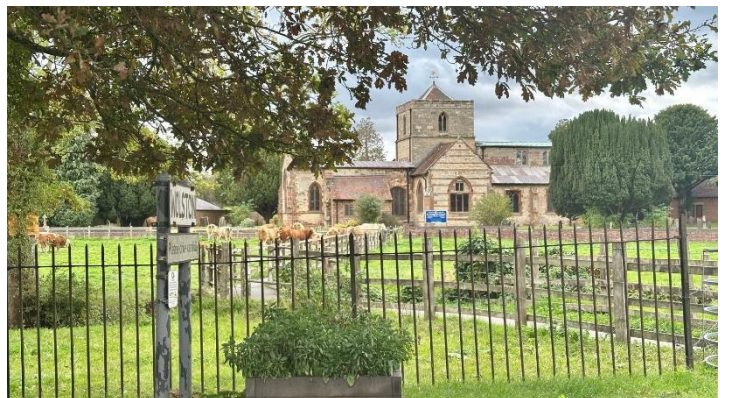
TENURE - We understand from the vendor that the property is Leasehold - TBC TBC TBC Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

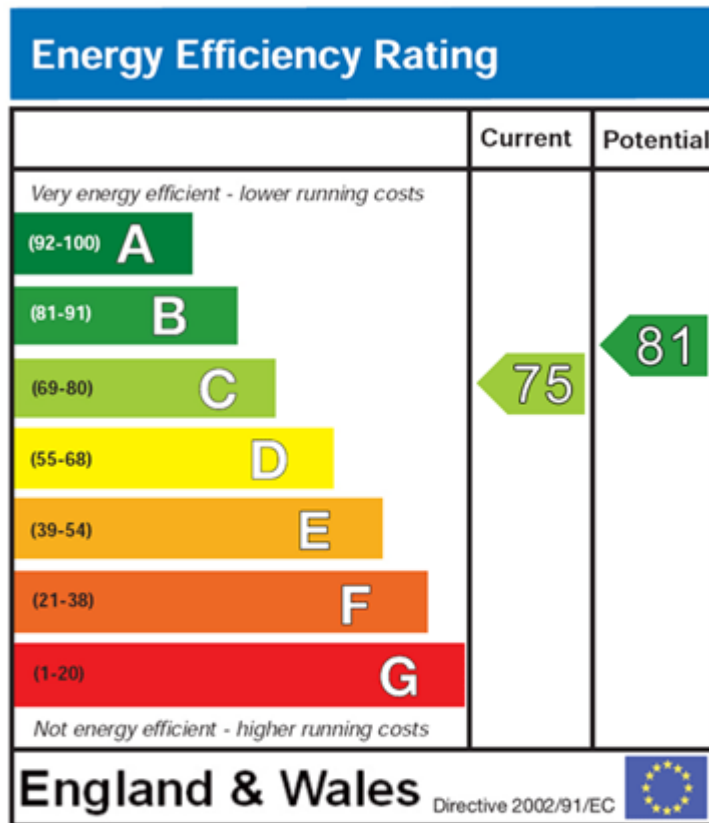


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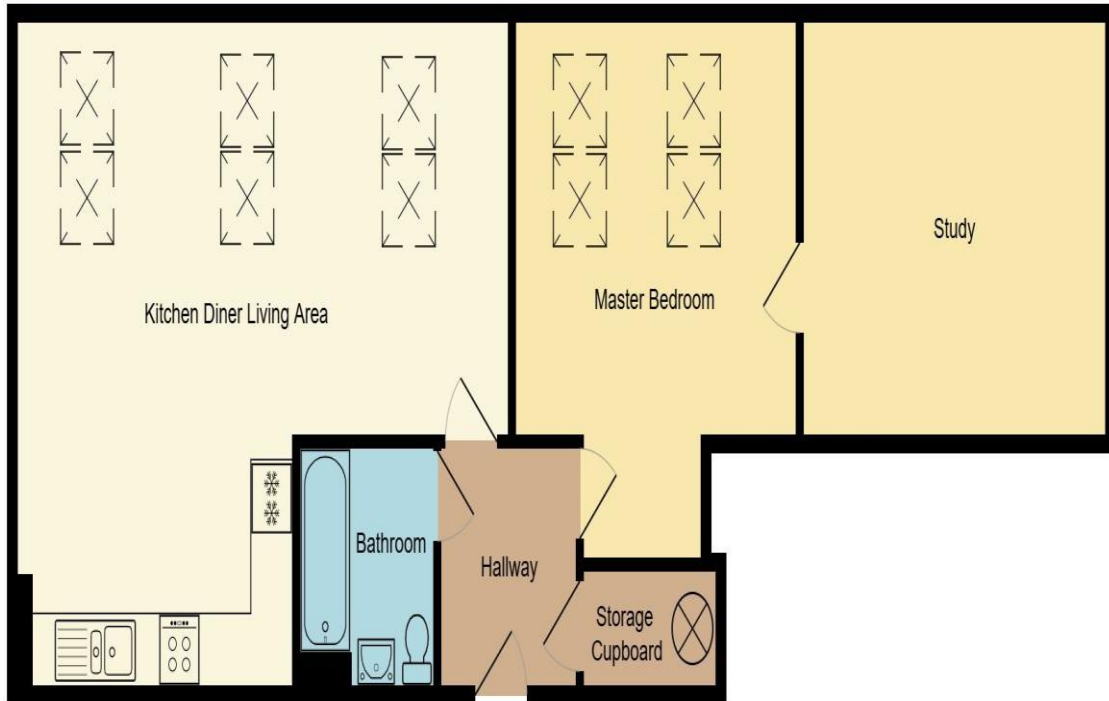
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.