



497 Woodway Lane, Walsgrave, Coventry, CV2 2AG

Offers in Excess of £325,000



A Modernised Three Bedroom Mid Terrace House
With good access to local schools and amenities
& Univeristy Hospital Coventry & Warwickshire Nearby
Approximately 150ft Long Rear Garden
Re-Fitted Kitchen with Integrated 'Neff' Appliances
Spacious Through Lounge Diner
Utility & Ground Floor WC
Three Double Bedrooms & a Walk in Wardrobe/Study
Large Re-Fitted Bathroom with Separate Shower & Bath
Driveway to the Front Providing Ample Parking
Expansive Rear Garden with Brick Built Shed

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

Composite door to:

Porch

2.9m (9' 6") (max) x 1.8m (5' 11") (max)

Central heating radiator, skylight, door to through lounge diner & ground floor WC:

Ground Floor WC

1.7m (5' 7") x 0.8m (2' 7")

Low level WC, vanity sink unit with storage below & mixer tap, underfloor heating.

Through Lounge Diner

6.4m (20' 12") x 3.3m (10' 10") x (extending to) 4.3m (14' 1")

Central heating radiator, door to stairs, , UPVC triple glazed windows to the front, UPVC double glazed French doors onto the patio & an archway to the re-fitted kitchen:

Re-Fitted Kitchen

3.0m (9' 10") x 4.0m (13' 1")

Ample wall & base units with solid oak work tops over, stainless steel sink unit with filtered mixer tap & boiling hot water tap, integrated 'Neff' dishwasher, integrated fridge/freezer, integrated 'Neff' oven, grill & microwave with 'warm draw', integrated 'Neff' induction hob with extractor over, integrated wine fridge, pantry cupboard, space for additional fridge/freezer, underfloor heating, UPVC double glazed window to the rear, door to the utility:

Utility

2.3m (7' 7") x 2.0m (6' 7")

Ample base units with solid oak work tops over, stainless steel sink unit with mixer tap, space for washing machine & dryer, underfloor heating, UPVC triple glazed window to the front, 'Valiant' combi boiler.



Landing

4.1m (13' 5") x 1.7m (5' 7")

Central heating radiator, UPVC triple glazed window to the front, access to the loft, doors off to all rooms:

Bedroom One

4.3m (14' 1") x 3.0m (9' 10")

Central heating radiator, UPVC triple glazed window to the front.

Bedroom Two

3.3m (10' 10") x 3.0m (9' 10")

Central heating radiator, UPVC triple glazed window to the rear.

Bedroom Three

4.0m (13' 1") x 2.2m (7' 3")

Central heating radiator, UPVC triple glazed window to the rear.

Walk in wardrobe/Study

2.5m (8' 2") x 1.3m (4' 3")

Currently used as a walk in wardrobe.

Re-Fitted Family Bathroom

2.5m (8' 2") x 2.4m (7' 10")

Fully tiled bathroom: low level WC, hand wash basin, wall mounted storage cupboard, tiled bath, walk in shower cubicle with rainfall shower & secondary hose attachment, chrome heated towel radiator, underfloor heating, UPVC triple glazed window to the front.

Brick Built Shed

3.9m (12' 10") x 5.2m (17' 1")

Work top space, power sockets, double glazed windows facing the garden.

Front

Driveway providing ample off road parking & shared pedestrian side access.

Rear

Huge rear garden benefitting from a tiled patio area & a wooden gate for side access, large artificial lawn area including a singular mature tree leading to a raised wooden



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decking with a gate onto a decorative stone section alongside mature plants & trees, wooden fencing to both sides & pedestrian access to brick built storage.



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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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.