



VIEW 360°  
VIRTUAL TOUR



Alder Road  
Aldermans Green, Coventry





# Alder Road

Aldermans Green, Coventry, CV6 7DN

A traditional style single bayed mid-terraced property situated within a peaceful side road location, near all amenities. Perfect for a first time buyer the property has both gas heating and double glazing and features a direct driveway providing valuable off-road parking. The property briefly includes a hallway, through lounge/diner, kitchen and conservatory. There are two good sized bedrooms and a shower room. The rear garden includes timber decked areas.

£147,000



## ON THE GROUND FLOOR

### ENTRANCE HALL

With double glazed front entrance door and laminate flooring

### SPACIOUS LOUNGE/DINER

**24'3" into bay x 10'10" extending to 11'8" (7.40m into bay x 3.31m extending to 3.567m)**

With double glazed bay window, radiator, laminate flooring, feature fireplace and hearth, recess with under-stairs storage cupboard and double glazed French doors

### KITCHEN

**13'10" x 5'3" (4.23m x 1.62m)**

With range of base and wall units, work surfaces, inset single bowl stainless steel sink unit, tiling to splash backs, built in electric oven and gas hob with hood over, space and plumbing for washing machine and slim line dishwasher, space for upright fridge freezer, Baxi gas fired boiler, two double glazed windows and double glazed door

### CONSERVATORY

**8'5" x 8'9" (2.57m x 2.67m)**

With ceramic heated tiled floor, two wall light points and uPVC double glazed French doors leading to rear garden

## ON THE FIRST FLOOR

### LANDING

### BEDROOM ONE

**14'8" into wardrobes x 9'6" (4.48m into wardrobes x 2.92m)**

With two double glazed windows, radiator, access to loft space, built in bedroom furniture comprising wardrobes with hanging rails and matching drawers

### BEDROOM TWO

**11'5" x 9'0" into chimney breast (3.48m x 2.74m into chimney breast)**

With double glazed window, radiator and recessed ceiling spot lights

### SHOWER ROOM

With white suite comprising tiled shower with shower cubicle, WC, basin and tiling over, heated towel rail/radiator and double glazed window

### OUTSIDE

#### TO THE FRONT

The property is set back from the road behind a paved driveway providing off road parking for one car

#### TO THE REAR

The rear garden is laid to decked terrace with gravel and borders with a pergola.



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Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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