



222 Terry Road, Stoke, Coventry, CV1 2BG

Asking Price £180,000



Three Bedroom Mid Terraced House
Lounge + Dining Room + Conservatory

Large Fitted Kitchen

Ground Floor Wet Room

Three Bedrooms To the First Floor

First Floor Bathroom

Low Maintenance Rear Garden with Vehicle Access to the rear

UPVC Double Glazing & Gas Centrally Heated

No Chain

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

Pathway to porch door with two UPVC Double glazed windows either side. Leads into the hallway:

Hallway

Central heating radiator, stairs off to the first floor, understairs storage, doors to kitchen and lounge:

Lounge

3.6m (11' 10") (into bay window) x 3.4m (11' 2")
Brick feature fireplace, UPVC Double glazed bay window to the front, door to the dining room:



Dining Room

3.1m (10' 2") x 3.2m (10' 6")
Central heating radiator, sliding door onto the conservatory:



Conservatory

3.0m (9' 10") x 3.0m (9' 10")
UPVC Double glazed window to the kitchen and rear, central heating radiator, skylight, door onto the rear garden and kitchen.

Kitchen

5.4m (17' 9") x 2.0m (6' 7") (max)
Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, 'Neff' induction hob, integrated electric oven, space for one diner at the breakfast bar, space for fridge/freezer, space for washing machine.



Wet Room

1.8m (5' 11") x 2.4m (7' 10")
Low level WC, pedestal basin with storage above, electric shower with shower curtain around and extractor, Central heating radiator, UPVC Double glazed window to the side.

Landing

All rooms off with access to the loft.

Bedroom One

3.8m (12' 6") (into bay window) x 2.7m (8' 10")
Central heating radiator, UPVC Double glazed bay window to the front, two built in wardrobes with bed recess over.



Bedroom Two

222 Terry Road, Stoke, Coventry, CV1 2BG

3.1m (10' 2") x 3.1m (10' 2")

Central heating radiator, wall mounted combi boiler, UPVC Double glazed window to the rear.

Bedroom Three

2.1m (6' 11") x 2.3m (7' 7")

UPVC Double glazed window to the front.

Bathroom

1.8m (5' 11") x 1.5m (4' 11")

Low Level WC, pedestal basin, panelled bath with shower over with shower screen, central heating radiator, UPVC Double glazed window to the rear.

Rear

Paved patio to the rear with timber shed, brick built additional storage, wooden gates for vehicle access from the gated side entry.

Front

Pathway with gate leading to the front door, brick wall to the front, mature hedge to one side and a fence to the other, no parking to the front due to yellow lines.



AGENTS NOTES

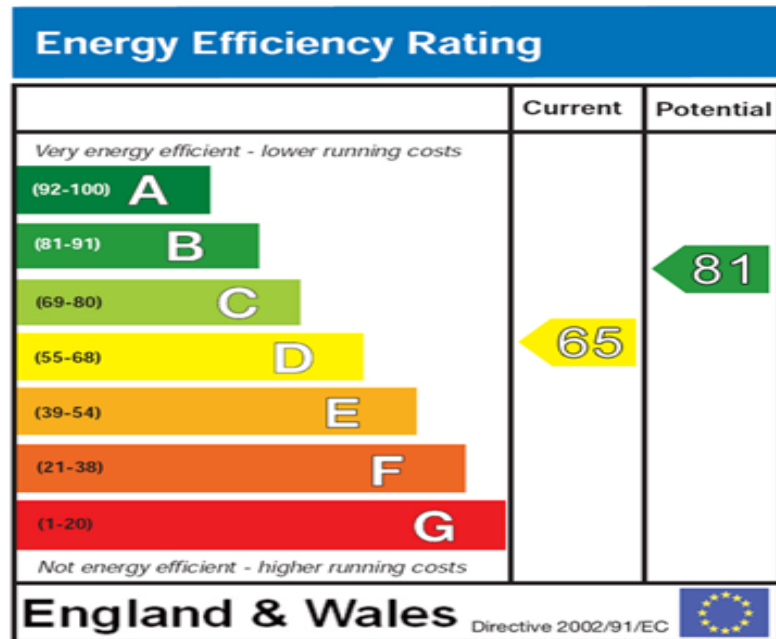
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for 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.

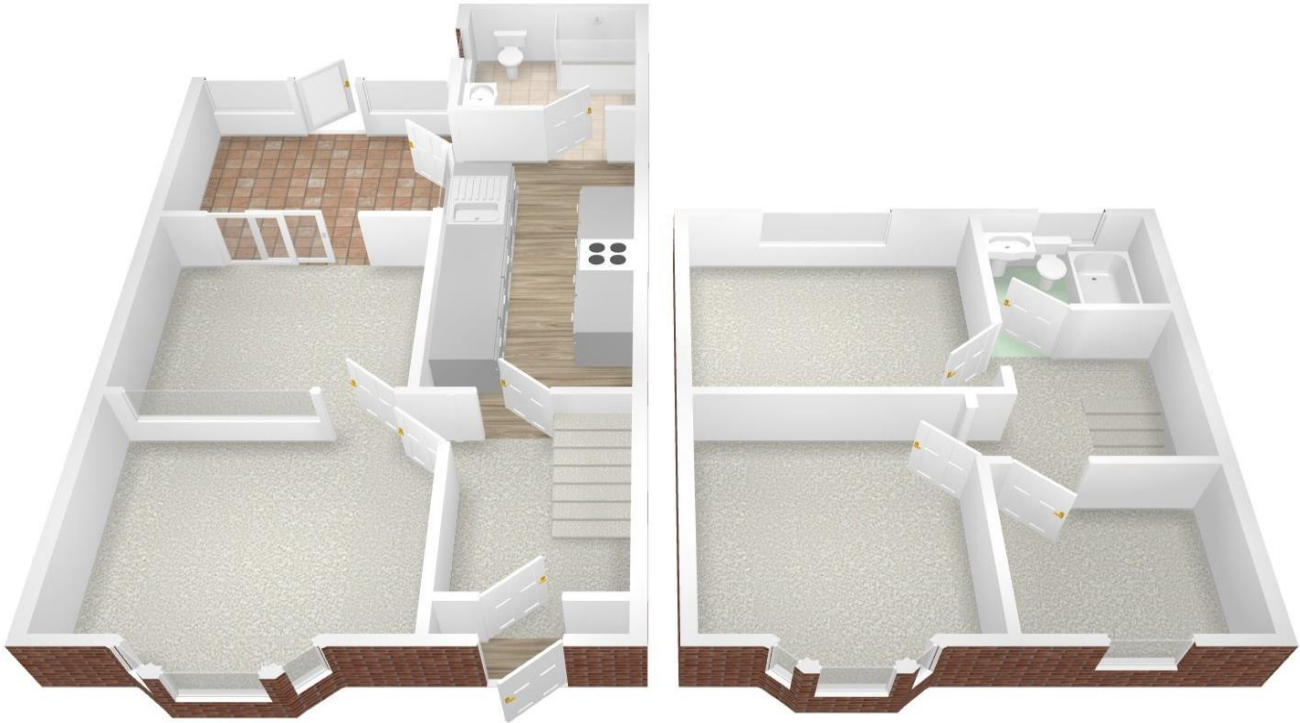


222 Terry Road, Stoke, Coventry, CV1 2BG



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.

222 Terry Road, Stoke, Coventry, CV1 2BG



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.

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