



107 St. Austell Road, Wyken, Coventry, CV2 5AF

Asking Price £245,000



Three Bedroom Detached House
Close to local schools and amenities
In need of Updating
Lounge and separate Dining Room
Three First Floor Bedrooms
Family Bathroom
Lean to
Central heating and majority double glazing
No Chain

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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

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Accommodation comprises

Ground Floor

UPVC Double glazed door and side panel to:

Porch

Single glazed door with side panels to:

Hall

With stairs off to the first floor and under stairs cupboard. Central heating radiator. Doors to all rooms

Lounge

3.78m (12' 5") approx x 3.34m (10' 11") approx
UPVC Double glazed window to the front and side. Gas fire and surround. Central heating radiator.

Dining Room

3.17m (10' 5") approx x 3.86m (12' 8") approx
UPVC Double glazed window to the side. Central heating radiator. Single glazed leaded light door and 2 side windows to the rear.

Kitchen

2.68m (8' 10") approx x 2.26m (7' 5") approx
In need of updating: Built-in cupboards and base units. Double drainer stainless steel sink unit and mixer tap. Gas cooker point. Single glazed window to the rear and side. Door into:

Lean to

Single glazed window to the side and rear. Two Single glazed doors to the sides. Door into a brick store with plumbing and space for washing machine and shelving and space for tumble dryer

WC (outside)

1.81m (5' 11") approx x 5.92m (19' 5") approx
Low level wc

First Floor

Landing

Access to the loft. Central heating radiator. Double glazed window to the side. Doors to all rooms

Bedroom One

3.71m (12' 2") approx x 3.34m (10' 11") approx



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UPVc Double glazed window to the front. Central heating radiator.

Bedroom Two

3.71m (12' 2") approx x 3.63m (11' 11") approx
Double glazed window to the rear. Central heating radiator. Cupboard housing boiler. Built in 2 x double wardrobes with cupboards over.



Bedroom Three

1.83m (6' 0") approx x 2.43m (7' 12") approx
UPVC Double glazed window to the front. Central heating radiator.

Bathroom

1.80m (5' 11") approx x 1.93m (6' 4") approx
White suite comprising: Panelled bath with shower and rail over, Low level wc, wall mounted wash hand basin. Central heating radiator. Double glazed window to the rear.



Outside

Gardens

Front Garden: Direct Access to block paved drive with ample off road parking. Direct access to Garage. Rear Garden: with patio leading to lawn area. Mature hedges and trees to rear and side. Fenced to one side.

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



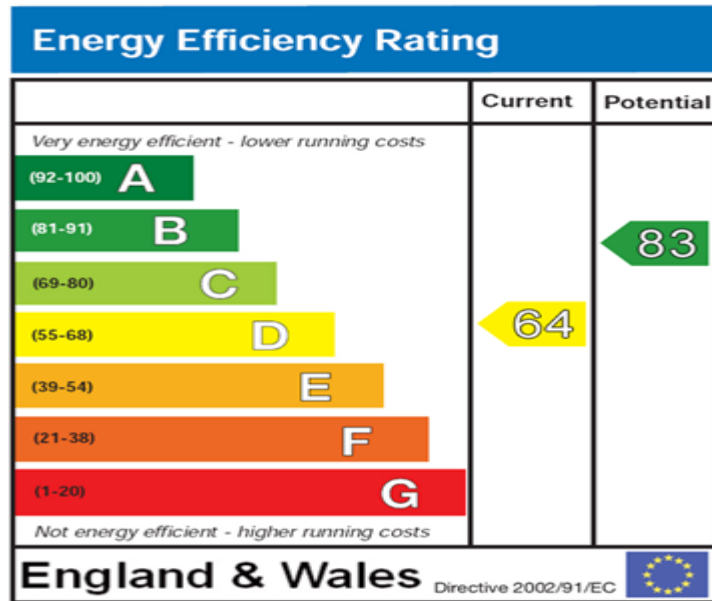
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legal title of the property and the buyers must obtain verification from their solicitor.

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.





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.

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.