



## **55 Astoria Drive, Banners Brook, Coventry, CV4 9ZY**

Asking Price £260,000



Three Bedroom Modern End of Terrace Property  
uPVC Double Glazed & Gas Centrally Heated  
Lounge \* Ground Floor Cloakroom  
Fitted Kitchen/Diner  
First Floor Fitted Bathroom  
Master Bedroom with En-Suite shower room  
Gardens to Front & Rear of Property  
Off Road Parking for Approx Two Vehicles

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Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

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## **Accommodation Comprising Ground Floor**

Door to:

### **Entrance Hall**

With hardwood flooring. Central heating radiator. Stairs leading off to the first floor. Door to:

### **Lounge**

*16'1 (4.88 M) approx x 12'7 (3.66 M) approx*  
Hardwood Flooring. Central heating radiator. uPVC Double glazing window to the front. Door to:



### **Kitchen/Dining Room**

*9'2 (2.74 M) approx x 16'1 (4.88 M) approx*  
Kitchen area comprising Modern style ample wall and base units with worktops over. Built in Electric Oven and extractor fan over. Tiled splashbacks. Stainless steel single drainer sink unit. Plumbing and space for washing machine and space for domestic appliances. Space for fridge freezer. Tiled flooring uPVC Double glazed window to the rear. Central heating radiator. uPVC Double glazed French doors to the rear. Door to:



### **Cloakroom/WC**

White Low level wc, and pedestal wash hand basin. Tiled flooring. Central heating radiator.

### **First Floor**

#### **Landing**

With all rooms leading off. Access to loft. Airing cupboard.



### **Bedroom 1**

*10'5 (3.05 M) approx x 9'11 (2.74 M) approx*  
uPVC Double glazed window to the front. Central heating radiator. Alcove storage. Door to:

### **En Suite Shower Room**

White suite comprising Pedestal wash hand basin, low level wc. Double shower cubicle. Part tiled walls. Tiled flooring. uPVC Double Glazed Window to the front. Central heating radiator.



### **Bedroom 2**



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9'1 (2.74 M) approx x 9'5 (2.74 M) approx  
Central heating radiator. uPVC Double glazed window to the rear

### Bedroom 3

6'10 (1.83 M) approx x 5'4 (1.52 M) approx  
Central heating radiator. uPVC Double glazed window to the rear.

### Bathroom

Comprising White suite with panelled bath with shower over and shower screen. Low level wc, Pedestal wash hand basin. Chrome heated towel rail. Part tiled walls. Tiled flooring. uPVC Double glazed window to the side.

### Outside

Front Garden: Direct Access to double length drive. Pedestrian access to the rear. Rear Garden: Being fenced to all sides. Timber shed. Laid to lawn garden area.



### Agents Notes

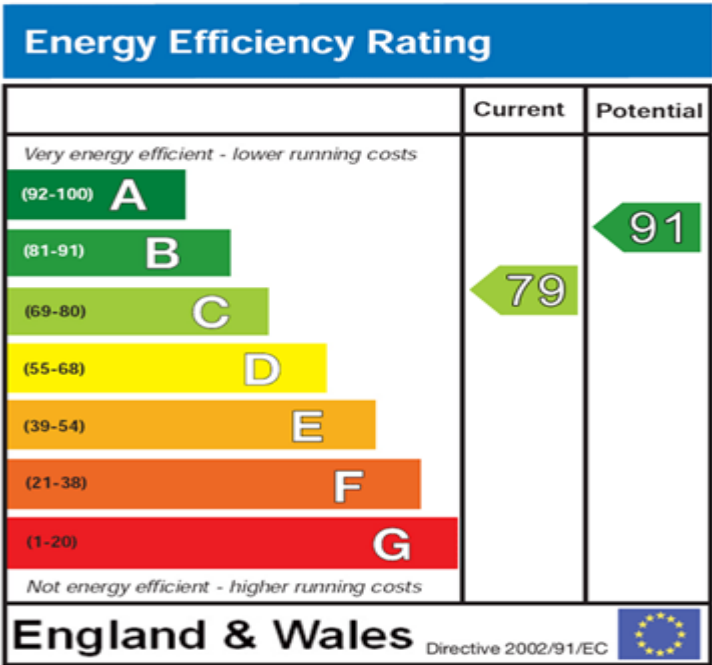
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for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

### Tenure

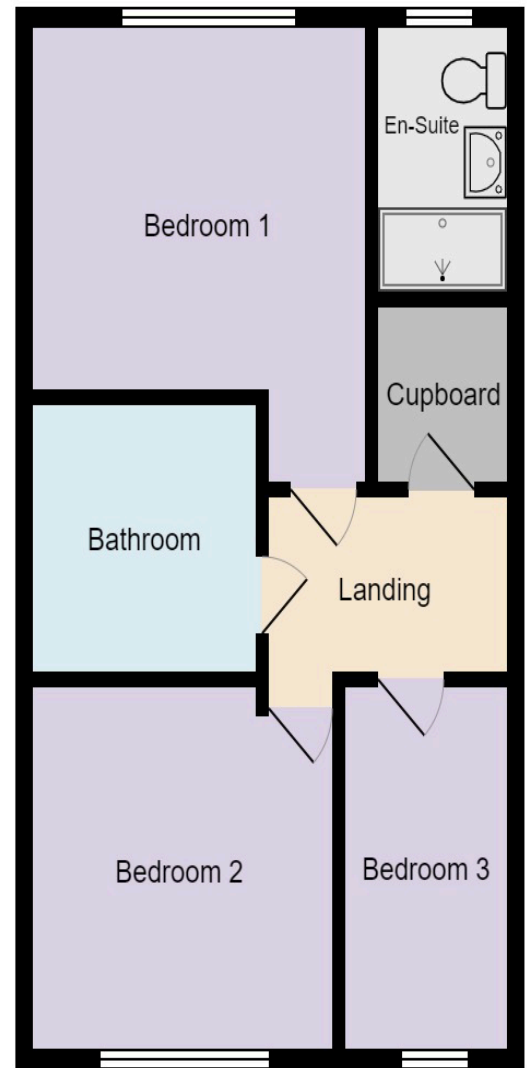
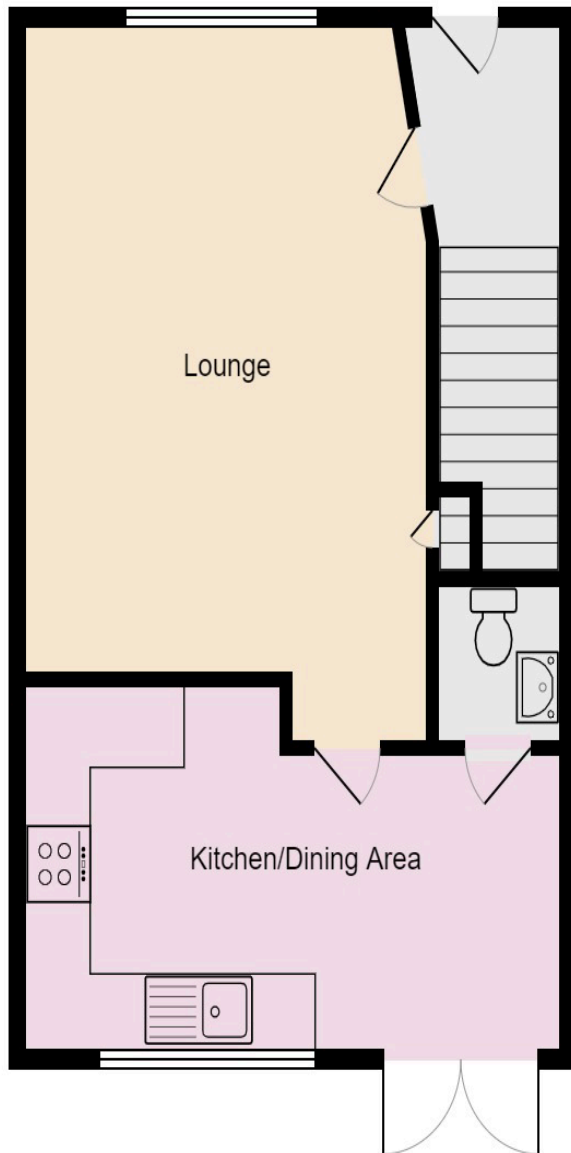
We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. The property is freehold, but has a maintenance charge for the areas not managed by the council. This is currently at a cost of £14.35 per month.







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.



**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.