



239 Farren Road, Wyken, Coventry, CV2 5EE

Offers in excess over £300,000



Four Bedroom Extended Mid Terrace House
Extended Kitchen/Diner with Snug
Spacious Lounge
Three Bedroom To the First Floor
Fitted Bathroom to the First Floor
Master Bedroom with En-Suite to Second Floor
Large Landscaped Rear Garden
Double Garage to Rear with Vehicle Access
Permit Parking to the Front
Gas Central Heating & Double Glazing

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

Door to:

Hallway

Central heating radiator, understairs storage, stairs too the first floor, door to lounge & kitchen/diner.

Kitchen/Diner

5.1m (16' 9") x 4.8m (15' 9") (max)

Ample wall and base units with work tops over, space for dish washer, integrated Five ring gas burner with extractor over and an electric cooker, space for fridge/freezer, space for washing machine, stainless steel sink unit with mixer tap and drainer, tiled splash backs, tiled flooring, central heating radiator, double glazed window and French doors to rear, Velux window, space for dining table, flows round to the snug and lounge:

Snug

2.6m (8' 6") x 3.2m (10' 6")

Doors which lead into the lounge:

Lounge

3.5m (11' 6") x 4.1m (13' 5")

Double glazed bay window to the front, gas fire, door into the hallway.

Landing

Doors off to all rooms, airing cupboard and stairs off to the second floor.

Bedroom Two

3.6m (11' 10") x 2.9m (9' 6")

Central heating radiator, double glazed window to the rear, built in double wardrobe.

Bedroom Three

3.0m (9' 10") x 3.1m (10' 2")

Central heating radiator, double glazed bay window to the front, full length built in wardrobes.



Bedroom Four

2.0m (6' 7") x 1.9m (6' 3")

Central heating radiator, double glazed window to the front.

2nd Landing

Velux window, door into the Master Bedroom:

Master Bedroom

5.0m (16' 5") (max) x 3.7m (12' 2")

Central heating radiator, double glazed window to the rear, central heating radiator, door into eaves which is used for storage, door to en-suite:

En-Suite

2.3m (7' 7") x 0.8m (2' 7")

Low level WC, vanity sink unit with storage below, shower cubicle with electric shower, tiled floor & walls, double glazed window to the rear.

Double Garage

6.1m (20' 0") x 4.9m (16' 1")

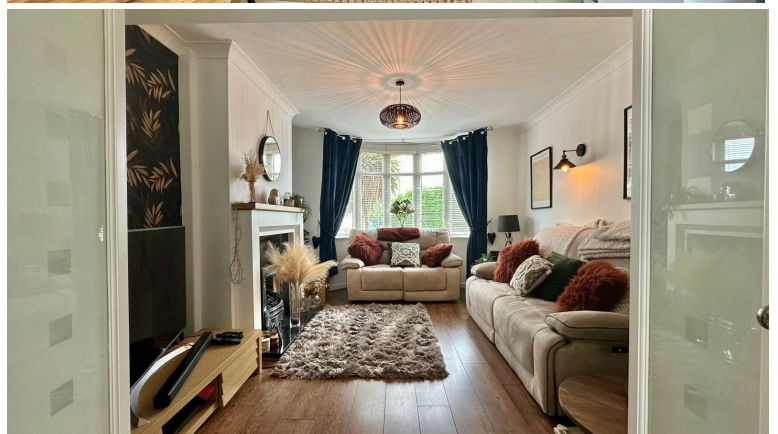
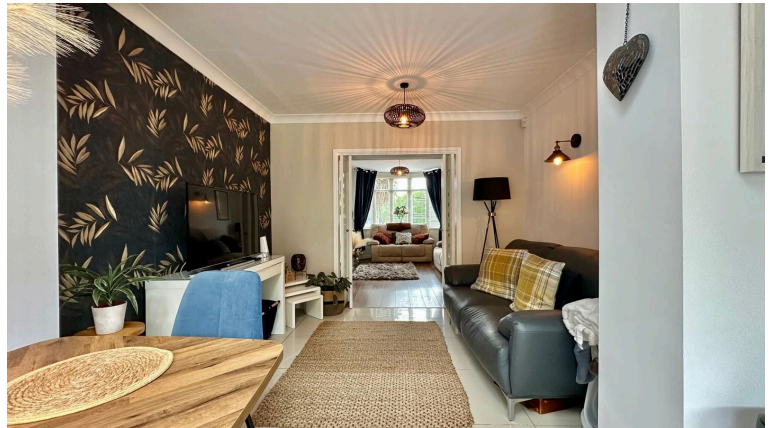
Direct vehicle access from the rear with space for two cars, pedestrian access from the garden, power & lighting

Rear Garden

Landscaped rear garden with a large patio area for outdoor seating & dining, pathway leading to the bottom of the garden where there is a stoned section for additional seating with pedestrian access to the double garage, mostly laid to lawn with shrub borders & mature trees.

Front

Slabbed frontage with a brick wall to the front, fencing to either side and Permit parking.



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.

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