



## **68 Maudslay Road, Chapelfields, Coventry, CV5 8EL**

Offers in the Region of £285,000



Fully Refurbished Three Bedroom Mid Terrace House  
Sought After Location of Chapelfields  
Herringbone Flooring Throughout the Ground Floor  
Stylish Open Plan Kitchen Diner with Large Island & Integrated Appliances  
Large Lounge to the Front  
Utility & Ground Floor WC  
Three Good Size Bedrooms to the First Floor  
Re-Fitted Fully Tiled Bathroom to the First Floor  
Landscaped Rear Garden  
On Road Parking

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## Accommodation Comprises

### Ground Floor

Archway with minton tiled floor. Door leading into:

### Hallway

Stairs off to the first floor with understairs storage cupboards. Herringbone flooring. Column central heating radiator. Doors to Kitchen/Diner and:

### Lounge

*3.6m (11' 10") approx x 4.1m (13' 5") approx into the bay*

UPVC Double glazed bay window to the front. column central heating radiator. Built in media space in walls.

### Kitchen/Diner

*5.3m (17' 5") approx x 3.5m (11' 6") approx extending to 4.5m (14' 9") approx*

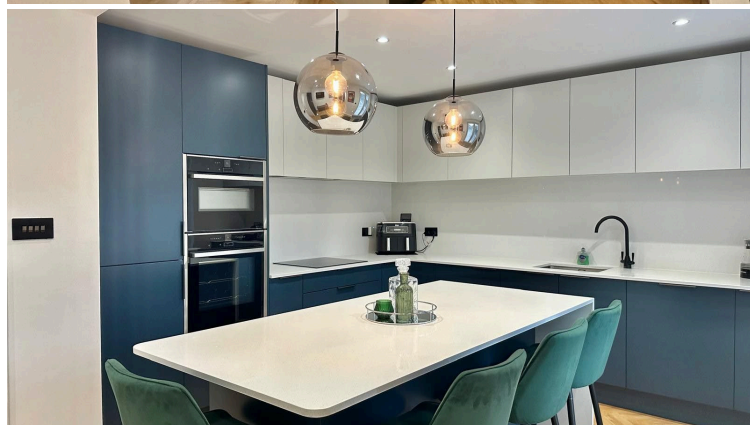
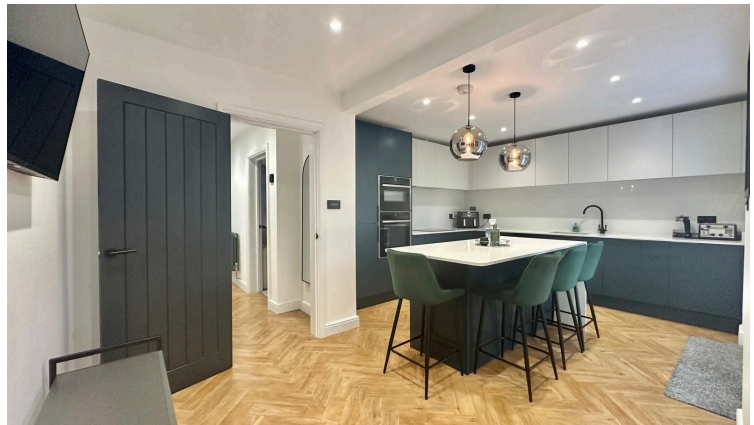
Modern white/blue ample wall and base units with quartz worktops over and splashbacks. sink unit with matte black mixer tap. Island with space for 4 seats and storage below. 'Neff' induction hob with hidden extractor above, Integrated 'Neff' oven and microwave. Integrated fridge/freezer and dishwasher. Space for dining table and chairs. Upvc Double Glazed patio doors to rear garden. Upvc Double glazed window to the side. Column radiator. Herringbone flooring. Door to:

### Utility

*2.0m (6' 7") approx x 1.7m (5' 7") approx*  
wooden worktop with space below for appliances. Upvc double glazed window to the side. herringbone flooring.

### Cloakroom and wc

*1.9m (6' 3") approx x 0.8m (2' 7") approx*  
Low level wc, vanity sink with brushed gold tap and storage below. Part tiled walls. herringbone flooring. UPVC double glazed window to the rear. Central heating radiator.



## First Floor

### Landing

All rooms leading off.

### Bedroom 1

*3.3m (10' 10") approx x 3.5m (11' 6") approx*

Central heating radiator. Upvc double glazed window to the rear. Cupboard housing combi boiler

### Bedroom 2

*3.3m (10' 10") approx x 3.5m (11' 6") approx*

Central heating radiator. Upvc double glazed window to the front.

### Bedroom 3

*1.9m (6' 3") approx x 2.5m (8' 2") approx*

Central heating radiator. Upvc double glazed window to the front.

## Bathroom

Re-Fitted bathroom suite comprising panelled bath with rainfall shower over with secondary hose, glass shower screen. Low level wc. Vanity sink with storage below. Chrome heated towel rail.

## Outside

### Gardens

Front Garden: Brick Wall to the front and side & Block paving. Rear Garden: Mostly laid to lawn with two patio areas, nicely kept bushes to one side & a brick wall to the other, pedestrian access to the rear via a wooden gate & an outside tap.





## 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.





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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.