



74 Silverdale Close | Alderman's Green | CV2 1PY

Asking Price Of £240,000

DELIGHTFUL EXTENDED MID TERRACED HOMELOCATED CLOSE TO LOCAL SCHOOLS & MOTORWAY CONNECTIONS***DRIVEWAY & GARAGE*** Accommodation in brief; entrance porch, entrance hall, living room, extended kitchen/breakfast room, with snug/dining area. Three bedrooms and bathroom to the first floor. The property also benefits from UPVC double glazing, with fitted shutter blinds (where stated), gas central heating, driveway, garage to the rear, and well maintained garden. Freehold. Council Tax Banding B. EPC Rating C.

- Extended Mid Terraced
- Three Bedrooms & Bathroom
- Extended Kitchen Breakfast Room
- Living Room & Snug
- Driveway & Garage



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE PORCH

Access to the property through UPVC double glazed double doors. Double glazed panelled composite door. Obscure double glazed windows to front aspect.

ENTRANCE HALL

With stairs ascending to first floor landing, panelled radiator, opening into kitchen entrance, and door to;

LIVING ROOM

15' 8" x 11' 3" (4.78m x 3.43m) With UPVC double glazed window to front aspect, fitted with shutter blinds, panelled radiator, and feature marble fire place with inset gas fire.

OPEN PLAN KITCHEN BREAKFAST ROOM / SNUG

20' 3" x 16' 3" (6.17m x 4.95m) With UPVC double glazed window to rear aspect, and UPVC double glazed patio doors leading to the garden. An extended rear kitchen/breakfast room, with useful snug/dining area. The kitchen comes with a range of wall and base units with roll top work surfaces, and breakfast bar, inset one and half bowl sink and drainage unit. Integrated dishwasher, feature Rangemaster with electric oven, and gas hob, with extractor hood, and additional fan. American style fridge freezer, and plumbing for washing machine. Tiled floor, and two double glazed Velux windows. Panelled

radiator located in snug/dining area.

LANDING

With access to the loft with useful hatch and connected pull down ladders, and the location of the combination boiler. Airing cupboard, and doors leading off to;

BEDROOM ONE

12' 6" x 10' 7" (3.81m x 3.23m) With UPVC double glazed window to rear aspect, fitted shutter blinds, panelled radiator.

BEDROOM TWO

12' 4" x 10' 10" (3.76m x 3.3m) With UPVC double glazed window to rear aspect, fitted shutter blinds, panelled radiator.

BEDROOM THREE

8' 2" x 6' 4" (2.49m x 1.93m) With UPVC double glazed window to front aspect, fitted shutter blinds, and panelled radiator.

BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m) With obscure UPVC double glazed window to rear aspect, with fitted shutter blinds. White bathroom suite comprising, panelled bath with shower over, low level WC, and wash basin set in vanity cupboard. Heated chrome towel rail, and extractor fan.

OUTSIDE

To the front is a dropped kerb, leading to a well maintained Resin driveway, providing off road parking for two vehicles.

The rear garden maintains the Resin feature, with a lovely patio area, and pathway leading down the garden. Astro turf lawn, for low maintenance, and garage to the rear, with side entrance door, and up and over door, and side gate. Communal shared access at the rear.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Coventry City Council. Council Tax Banding B. EPC Commissioned. No flood risk to the property. Not located in a coal mining area. The

vendor has advised the selling Agent that they are not aware of any planning applications in direct locality to the property. The vendor has advised the selling Agent they are not aware of any building safety issues. Standard brick construction.

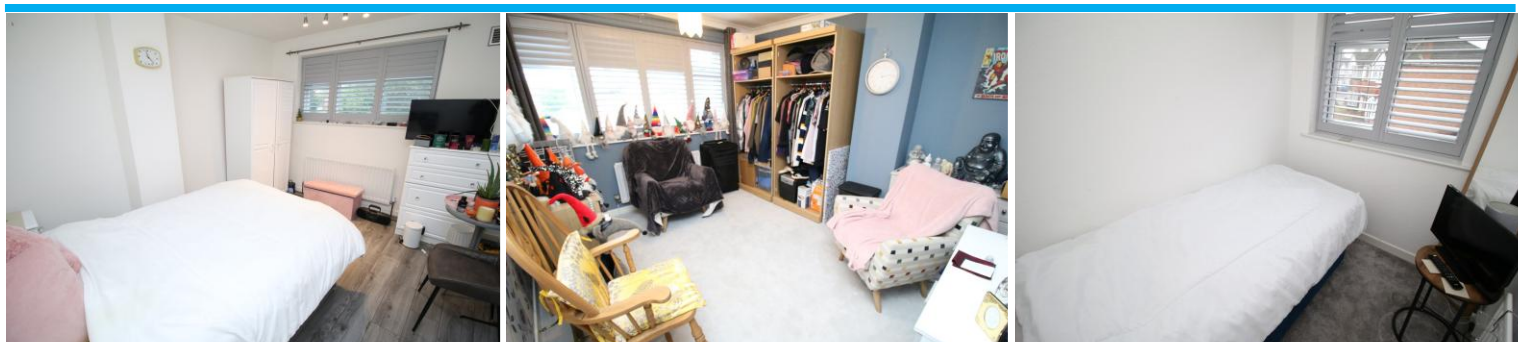
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

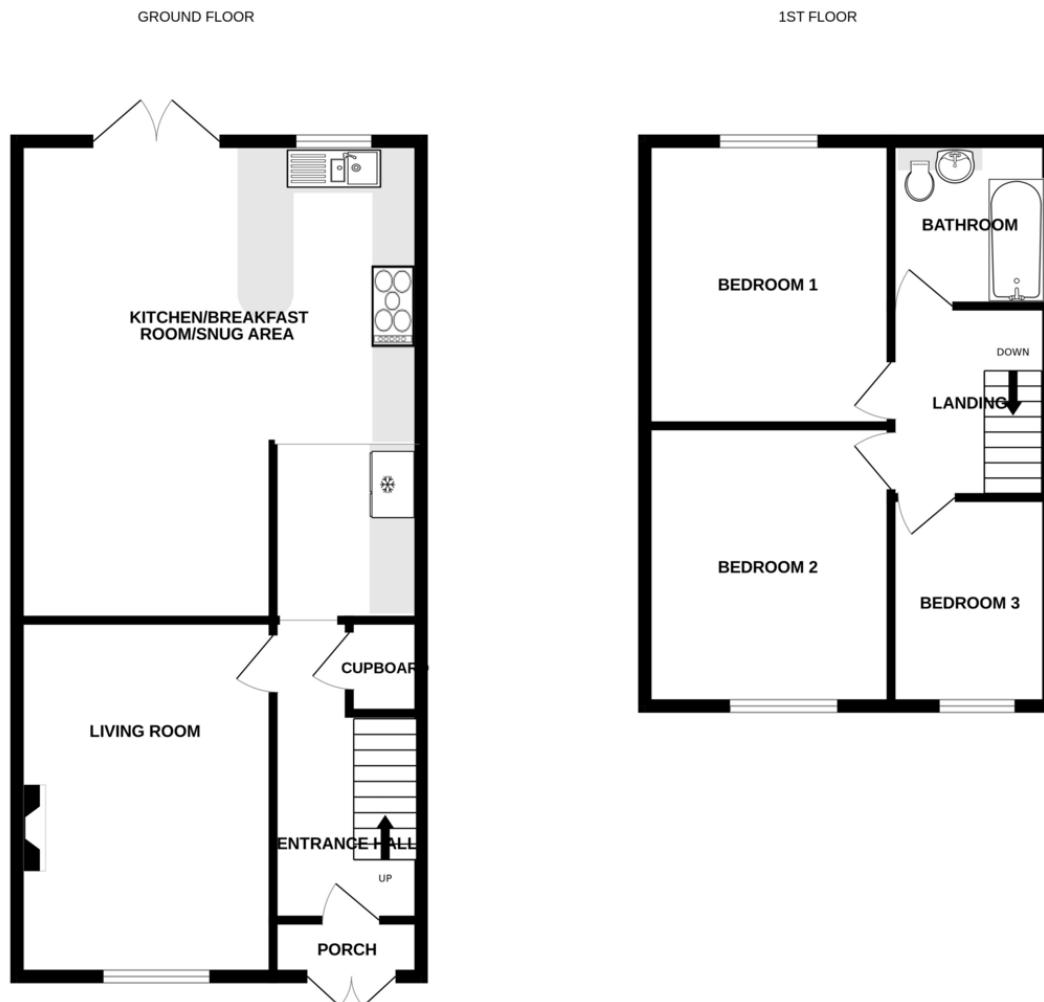
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

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Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements