



**elite**  
property

Sterling House, 112 Walsgrave Road, Stoke, Coventry, West Midlands, CV2 4ED

**Elite Property**

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## St. Catherines Close, Stoke Aldermoor, Coventry, West Midlands, CV3 1EH

**Price £70,000**

### Public Notice

Address: 28 St Catherines Close, Stoke Aldermoor, Coventry, West Midlands, CV3 1EH  
We are acting in the sale of the above property and have received an offer of £110,000.00

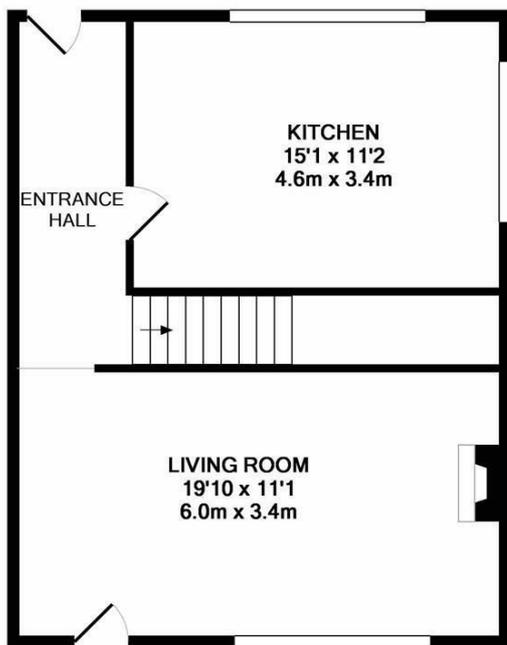
Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - E

A THREE BEDROOM END TERRACE PROPERTY IN STOKE ALDERMOOR. THIS IS A LEASEHOLD PROPERTY WITH 66 YEARS REMAINING ON THE LEASE, A SURRENDER AND REGRANT IS IN PLACE FOR THE EXTENSION OF THE LEASE TO 999 YEARS (LESS ONE DAY) FROM THE 1ST AUGUST 1988 AND SHALL TAKE PLACE ON COMPLETION.

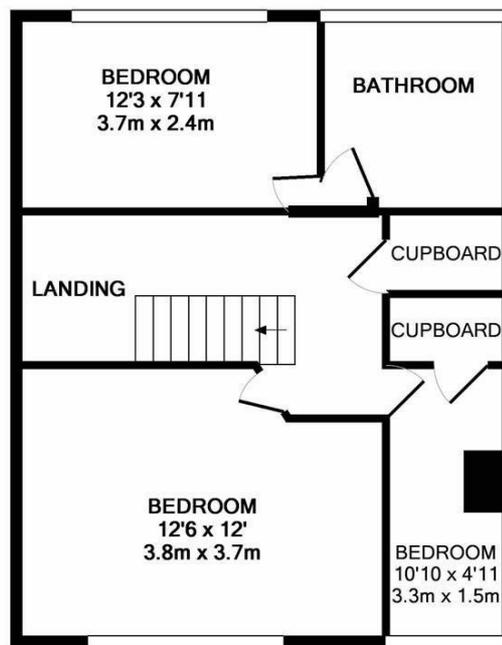
The property itself benefits from a large dining kitchen, hallway and living room on the ground floor. Upstairs there are three bedrooms and a wet room. Outside the property there are gardens to the front and rear.

Living Room 15ft1x11ft2





GROUND FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 SQ.M.)

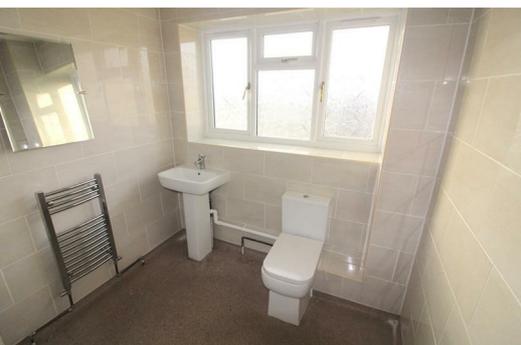
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>51</b>	<b>76</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	<b>43</b>	<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PLEASE NOTE: General Information**

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.