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Alliance Way, Coventry

£200,000 Freehold

# BELVOIR!

EPC Rating D. Council Tax A.





This well maintained and extended mid terrace property, situated on the sought after Alliance Way in Coventry, offers comfortable and versatile living space ideal for families or first time buyers. With three bedrooms, a generous garden, and energy efficient solar panels, this home is both practical and economical.

The accommodation begins with a porch that opens into a welcoming entrance hallway, leading through to a bright and spacious living room with dining area, perfect for everyday living or entertaining guests. At the rear of the home, the extended kitchen provides plenty of worktop and storage space, and sits adjacent to a contemporary shower room, thoughtfully designed for convenience and accessibility. A double glazed uPVC door from the kitchen leads to the rear garden, which features a decked seating area and a long lawned garden—offering excellent outdoor space for relaxation, play, or gardening. Upstairs, the property features three bedrooms—two generous doubles and a single, making it suitable for a range of family needs, whether for sleeping, working from home, or hobbies. Please note that the shower room is located on the ground floor, and there is no bathroom upstairs.

Further benefits include solar panels, providing reduced energy costs and a more sustainable way of living.

A spacious and energy-efficient home in a popular location, this property represents an excellent opportunity for those looking to move into a well-established Coventry neighborhood.

### Entrance Porch

Door to the front double glazed, windows to the sides double glazed, vinyl flooring, door into entrance hall.

### Entrance Hall

Stairs ahead leading to first floor landing, door to the front double glazed, door to the living room, carpet flooring.

### Living/Diner

3.8m x 3.6m (12'6" x 11'10")

Window to the front double glazed, gas fire place, three wall lights, radiator, telephone point and television point.





## Kitchen

3.02m x 2.62m (9'11" x 8'7")

Window to the rear, double glazed, upvc door to the garden. Fitted kitchen with wall and base units, double glazed, sink drainer, work surfaces, half tiled, electric oven, gas hob, cooker hood, plumbing for a washing machine, vinyl flooring.

## Downstairs Shower Room

Window to the rear double glazed, radiator, double shower enclosure with shower, wash hand basin, vanity mirror, low level WC, part tiled, splash back panelling round the shower, hard flooring.

## Landing

Loft access. Carpet flooring. Doors to:

## Bedroom One

4.33m x 2.67m (14'2" x 8'10")

Window to the front double glazed, over stairs cupboard, radiator, carpet flooring.

## Bedroom Two

3.29m x 2.84m (10'10" x 9'4")

Window to the rear double glazed, built in wardrobes, radiator, carpet flooring.

## Bedroom Three

2.38m x 2.33m (7'10" x 7'7")

Window to the rear double glazed, radiator, carpet flooring.

Combi boiler situated in corner of bedroom.

## Front and Rear Garden

Front area - Good sizeable driveway.

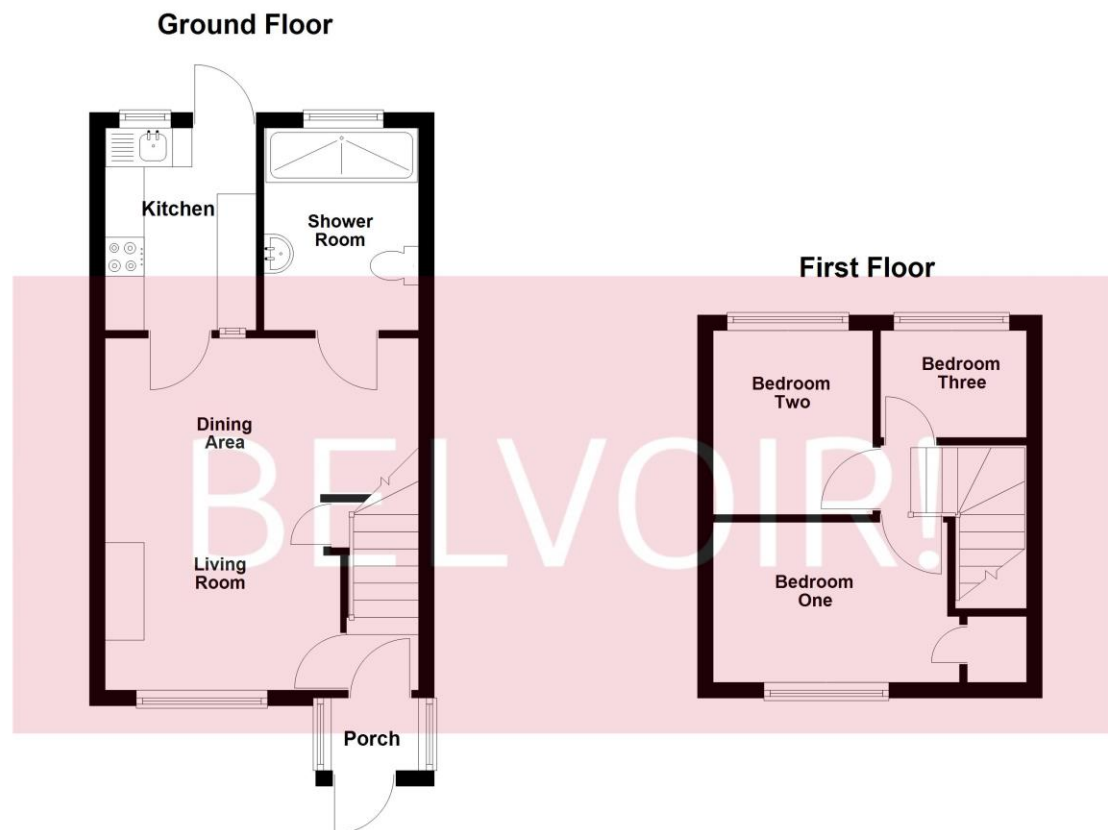
Rear Garden - Considerable sized decking area with lawn and fully enclosed fencing with sheds included.

## Agents Notes

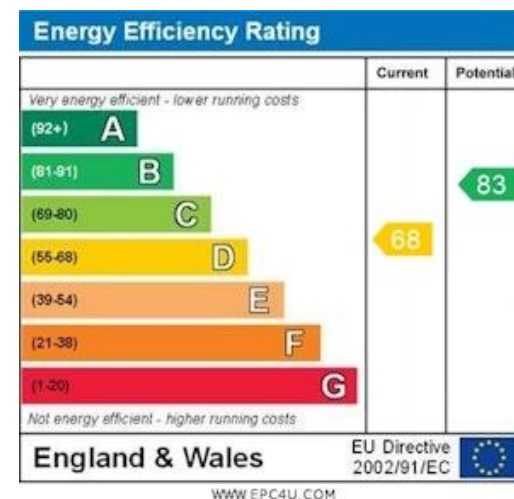
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Plan produced using PlanUp.



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