



57 Charminster Drive, Coventry, CV3 5AE

Offers Over £350,000

cartwright
hands

57 Charminster Drive

Coventry

- Three Bedrooms
- Living Room
- Kitchen/Family Room
- Downstairs WC
- Utility Room
- Bathroom
- Garden
- Freehold
- EPC C (76)
- Council Tax Band B

Extended and Beautifully presented family home situated in a sought after location in Styvechale. This stunning family home features: entrance hall, living room, kitchen/family room with Bi-fold doors to rear garden, utility room, downstairs WC, three bedrooms and bathroom. Externally there is an enclosed garden to the rear with gated access to an open field to the rear of the property.



Accommodation Comprises

On the ground Floor

Entrance Porch

Double glazed door to front, double glazed windows to side, door to hallway.

Entrance Hall

Double glazed door to front, double glazed window to side, stairs to first floor, radiator. Door to living room, downstairs WC & Kitchen/family room.

Living Room

Double glazed window to front, built in cupboard and shelves into alcove, TV point, radiator.

Kitchen/Family Room

Beautifully designed with Bi-fold doors opening onto the rear garden, range of wall and base unit cupboards and drawers and breakfast bar, large windows in the roof, space for large dining table, integrated five ring gas hob with cooker hood, integrated electric oven and microwave oven.

Downstairs W.C

Opaque double glazed window to side, low level WC, wash hand basin, radiator.

Utility Room

Double glazed window to side, storage cupboards and space for washing machine/tumble dryer.



On the First Floor

Landing:

Bedroom one

Double glazed window to front, radiator.

Bedroom two

Double glazed window to rear, radiator.

Bedroom three

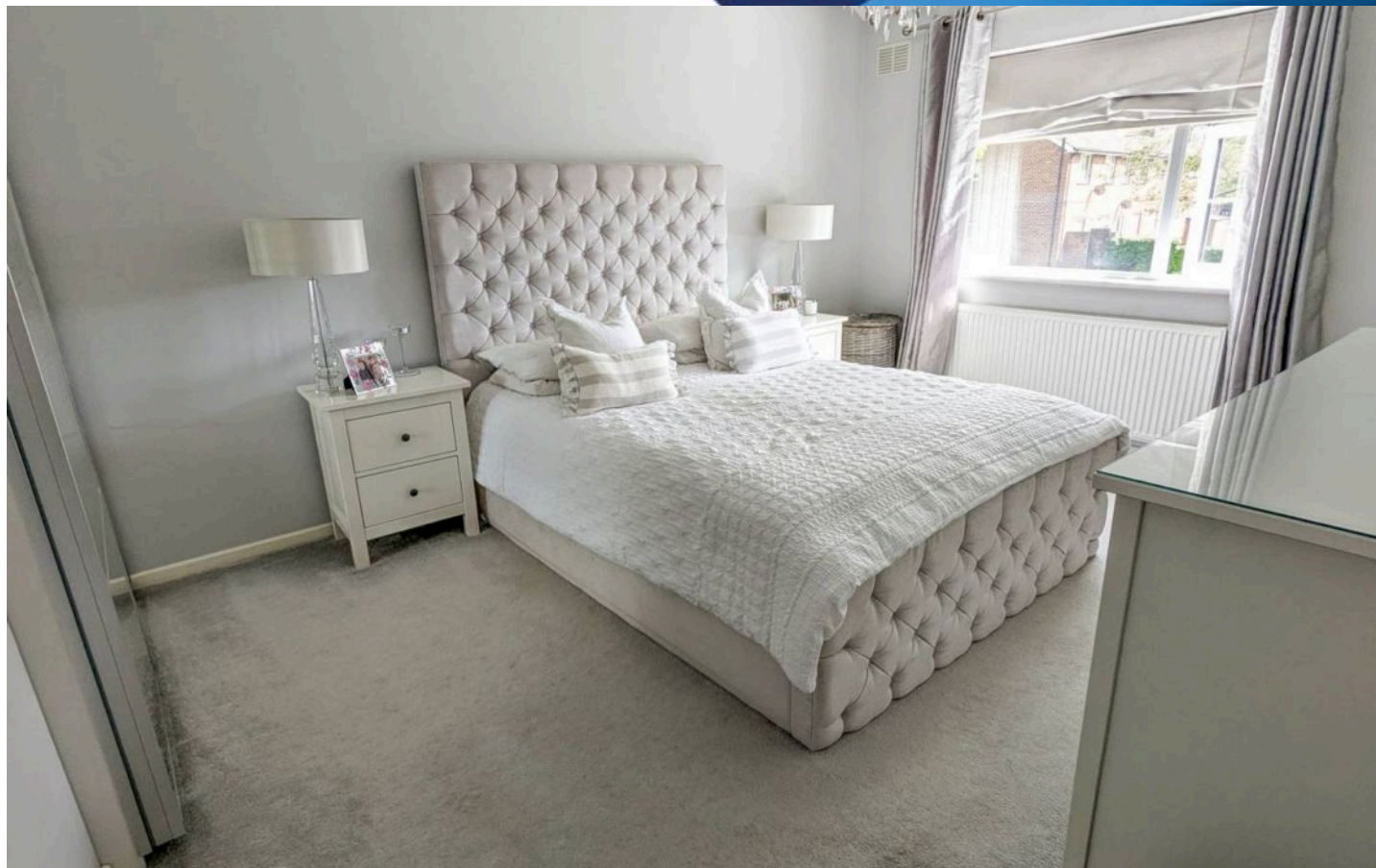
Double glazed window to front, radiator.

Bathroom

Opaque double glazed window to rear, panelled bath with mains shower, low level WC, wash hand basin, heated towel rail.

Garden

Mainly laid to lawn enclosed by timber fence boundary and gated rear access to open fields.





Total area: approx. 118.9 sq. metres (1280.3 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



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