



The Moorfield Stoke Aldermoor Coventry CV3
£220,000

Benburys
SALES AND LETTINGS

Benburys are pleased to present this three bedroom semi-detached house in Stoke Aldermoor. The property offers a spacious open plan lounge/kitchen, downstairs wet room, three bedrooms and a family bathroom with shower over bath. Additional benefits include gas central heating, double glazed windows, off-road parking to the front and a generously sized enclosed rear garden.

FRONT ASPECT

The property features a lawned front garden, a driveway and side access to the rear garden.

LOUNGE/KITCHEN

22'11" x 10'3" (7.001 x 3.138)

This modern open plan lounge/kitchen benefits from laminate flooring, double glazed windows to the front and rear aspects and central heating radiators. The kitchen has matching cream wall and base units, stainless steel sink with mixer tap, tiled splash backs, integrated gas hob, electric oven and extractor fan, space for fridge/freezer and dishwasher.

Utility

3'0" x 2'10" (0.917 x 0.880)

Housing the combi boiler and plumbing for washer/dryer.

DOWNSTAIRS BATHROOM

5'9" x 2'8" (1.763 x 0.832)

Fully tiled wet room benefiting from a mixer shower, low level toilet and vanity sink unit, Double glazed window to the side aspect.

BEDROOM 1

12'7" x 8'11" (3.854 x 2.730)

Carpeted floor, double central heating radiator and double glazed window to the rear aspect.

BEDROOM 2

10'0" x 9'1" (3.059 x 2.788)

Carpeted floor, double central heating radiator and double glazed window to the front aspect

BEDROOM 3

5'8" x 7'0" (1.731 x 2.136)

Carpeted floor, single radiator, double glazed windows to side and front aspects.

FAMILY BATHROOM

5'9" x 5'8" (1.771 x 1.744)

Tiled floor, fully tiled walls, white suite which features a panel bath with shower-mixer on the taps, heated towel radiator, double glazed obscure window to the rear aspect

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

GARAGE

16'8" x 8'2" (5.092 x 2.509)

Up and over door. Lights and sockets

REAR GARDEN

A spacious outdoor area with a lawn, storage cupboard and fenced boundaries. Side access leads to the front of the property.

AGENCY NOTES

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. Anti money laundering checks now have to be completed on both the buyer and the vendor.
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. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

VIEWINGS

We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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