



73 Silverdale Close, Aldermans Green, Coventry, CV2 1PZ

Asking Price £290,000



An Extended & Fully Re-Furbished Three Bedroom End Of Terrace House
Stunning Open Plan Kitchen Diner with Integrated Appliances & Bifold Doors
Spacious Lounge
Re-Fitted Ground Floor Shower Room/Utility
Two Large Double Bedrooms & a Single Bedroom to the First Floor
Re-Fitted Bathroom to the First Floor
Landscaped Rear Garden with Access to the Garage
Driveway to the Front with Vehicle Side Access
New Roof in 2023 approximately & Two Velux Windows in Loft Space
Gas Central Heating & UPVC Double Glazing

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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Accommodation comprises

Ground floor

Composite door into:

Porch

UPVC double glazed frosted window and door into:

Hallway

1.6m (5' 3") approx x 4.3m (14' 1") approx

Stairs leading off to the first floor with understairs cupboard. Modern tall central heating radiator. Doors into Shower room/utility and:

Extended Open Plan Kitchen/Diner

*Kitchen: 5.1m (16' 9") approx x 7.4m (24' 3") approx &
Diner: 3.2m (10' 6") approx x 3.7m (12' 2") a*

With modern white gloss wall and base units and quartz worktops over. Integrated induction hob with extractor over. Integrated double oven and grill. Integrated fridge/freezer. Integrated dishwasher. Built in wine fridge. Breakfast bar with space for 3 diners and one and a half Sink unit with mixer tap. 3 skylights. 2 tall modern central heating radiators. Bi-fold doors to the patio and double doors into:

Lounge

3.4m (11' 2") approx x 3.7m (12' 2") approx

Feature fireplace with gas fire. Tall modern central heating radiator. UPVC double glazed bay window to the front.

Ground floor Shower room/Utility

1.7m (5' 7") approx x 2m (6' 7") approx

With low level WC. Vanity sink unit with 2 drawer storage below. Corner shower cubicle with rainfall shower and 2nd hose attachment. Space for washing machine and dryer. Chrome heated towel rail. Tiled walls.

First Floor

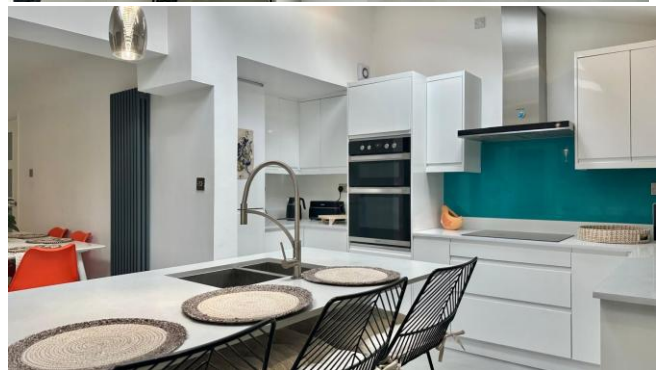
Landing

Access to the loft. All rooms leading off.

Bedroom 1

3.5m (11' 6") approx x 3.7m (12' 2") approx

Central heating radiator. UPVC double glazed bay window to the front.



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Bedroom 2

3.5m (11' 6") approx x 3.7m (12' 2") approx

Central heating radiator. UPVC double glazed window to the rear.

Bedroom 3

Central heating radiator. UPVC double glazed window to the front.

Bathroom

1.8m (5' 11") approx x 2.1m (6' 11") approx

Low level WC. Vanity sink unit with 2 drawer storage below. P'shaped panelled bath with rainfall shower and 2nd hose attachment. Shower screen. Tiled floors and walls. Mirror fronted door leading to airing cupboard. Modern central heating radiator. UPVC double glazed window to the rear.

Loft

2 Velux windows. Power and lighting.

Outside

Gardens

Front: With direct block paved off road parking for approx 2 vehicles. Rear: Raised paved patio Area with steps down to pathway and lawn area. Side pedestrian gate and access to Garage

Garage

2.4m (7' 10") approx x 5.5m (18' 1") approx

Rear side access to Garage with Up and over door. Power & lighting.



AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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. (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) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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Epc tbc





IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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