



1 Linford Walk, Walsgrave On Sowe, Coventry, CV2 2TL

Asking Price £300,000



Three Bedroom Detached House

Close Proximity to Coventry University Hospital & Local Amenities

Re-Fitted Kitchen Diner

Lounge & Conservatory

Ground Floor WC

Master Bedroom with En-Suite

A Two Further Good Sized Bedrooms

Fitted Family Bathroom

A Spacious Mature Rear Garden with Raised Flowerbeds

Driveway to the Front with Direct Access to Garage

Gas Central Heating, Double Glazing & Solar Panels

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

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Entrance

Double glazed door to:

Hallway

Central heating radiator, stairs off to the first floor, door to ground floor WC & lounge:

Lounge

3.4m (11' 2") x 4.4m (14' 5") x 4.1m (13' 4")

Central heating radiator, sliding doors onto the kitchen diner, double glazed window to the front.

Re-Fitted Kitchen Diner

4.3m (14' 1") x 2.8m (9' 2")

Ample wall & base units with work tops over, integrated dishwasher, integrated "Lamona" four ring gas hob with electric oven, grill & extractor over, stainless steel sink unit with drainer, space for washing machine, space for fridge/freezer, space for dining table, tiled splash backs, tiled floor, central heating radiator, double glazed window to the rear & sliding doors onto the conservatory.

Conservatory

3.8m (12' 6") (max) x 3.4m (11' 2") (max)

Tiled floor, power & lighting, double glazed windows to the rear & side, double glazed French doors onto patio.

Ground Floor WC

0.7m (2' 4") x 1.4m (4' 7")

Low level WC, hand wash basin, central heating radiator, double glazed window to the rear.

Landing

Access to the loft, storage cupboard, all rooms off:

Master Bedroom

3.8m (12' 6") (max) x 3.0m (9' 10") x 3.4m (11' 2")

Central heating radiator, fitted single & double wardrobe with storage above, built in storage cupboard, double glazed window to the front, door to the en-suite:

En-Suite

1.8m (5' 11") x 1.9m (6' 3")

Low level WC, hand wash basin, corner shower cubicle with electric shower, central heating radiator, double glazed window to the front.



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Bedroom Two

2.4m (7' 10") x 3.2m (10' 6")

Central heating radiator, fitted double & single wardrobes with additional storage, double glazed window to the rear.

Bedroom Three

2.3m (7' 7") x 2.9m (9' 6")

Central heating radiator, double glazed window to the front.

Family Bathroom

1.9m (6' 3") x 1.8m (5' 11")

Low level WC, hand wash basin, panelled bath with shower attachment, partly tiled walls, central heating radiator, double glazed window to the rear.

Garage

5.4m (17' 9") x 2.4m (7' 10")

Up & over garage door, power & lighting, space for washing machine, 'Valiant' combo boiler, pedestrian door to rear garden.

Rear

Mostly paved garden with four large raised flower beds, variety of fruit trees, wooden fencing to both sides & rear, pedestrian access to the front & to the garage.

Front

Driveway with direct vehicle access to the garage.



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.

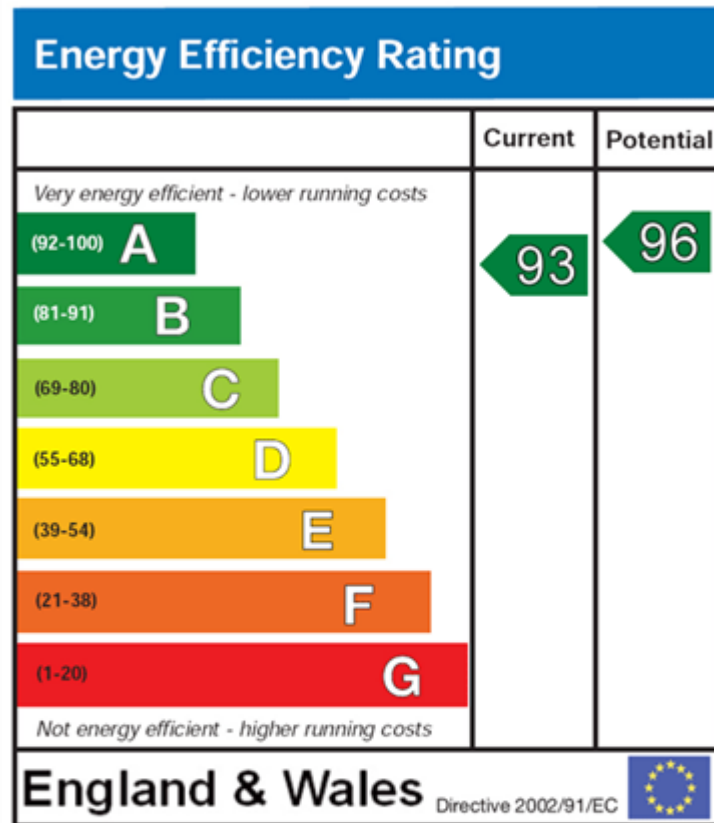
TENURE - FREEHOLD

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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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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.