16 Silksby Street, Cheylesmore, Coventry, CV3 5FX

Offers in Excess of £275,000



Three Bedroom End-of-Terraced House with No Onward Chain
Popular Cheylesmore Location Close to Local Amenities
Modern Kitchen Diner to the Rear
Lounge to the Front
Utility Room with Direct Access onto Rear Garden
Three Bedroom to the First Floor
Re-Fitted Bathroom to the First Floor
Driveway to the Front & a Private Rear Garden Ready for Lawn
Gas Central Heating & UPVC Double Glazing

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Entrance
Composite door to:



Hallway
6.2m (20' 4") (to kitchen) x 1.9m (6' 3")
Modern central heating radiator, stairs off to the first floor, opening to kitchen diner & doorway to utility.

Kitchen Diner
4.6m (15' 1") x 1.9m (6' 3") (to lounge wall)
Ample wall & base units with work tops over, black sink unit with mixer tap, integrated electric oven & grill with induction hob & extractor over, space for dish washer, modern central heating radiator, UPVC double glazed window facing the garden, UPVC double glazed French doors onto rear garden, opening onto lounge:



Lounge
4.3m (14' 1") x 2.9m (9' 6")
Modern central heating radiator, UPVC double glazed window to the front.



Utility
2.5m (8' 2") x 3.0m (9' 10")
Ample wall & base units with work tops over, space for washing machine & dryer, space for fridge/freezer, cupboard housing 'Vaillant' combi boiler, modern central heating radiator, UPVC double glazed door onto rear garden & door into storage:

Storage
2.8m (9' 2") x 2.6m (8' 6")
Up & over door, power & lighting, access to utility & driveway.



Landing
UPVC double glazed window to the side, doors off to all rooms & access to the loft.

Bedroom One
3.5m (11' 6") x 2.6m (8' 6")
Modern central heating radiator, UPVC double glazed window to the front.

Bedroom Two
2.4m (7' 10") x 2.7m (8' 10")
Modern central heating radiator, UPVC double glazed window to the rear.



Bedroom Three
2.6m (8' 6") x 1.8m (5' 11")
Modern central heating radiator, UPVC double glazed window to the front.

Re-Fitted Bathroom
1.5m (4' 11") x 2.0m (6' 7")
Low level WC, vanity sink unit with storage below, tiled bath with rainfall shower & secondary hose attachment, fully tiled walls & floor, modern central heating radiator, UPVC double glazed window to the rear.



Rear Garden
Private garden benefitting from a patio area directly offer the utility & kitchen diner with a level garden ready for lawn, storage shed, wooden fencing to both sides & rear.

Front
Driveway to the front with direct access into storage, mature trees, low brick wall to the front & side.





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

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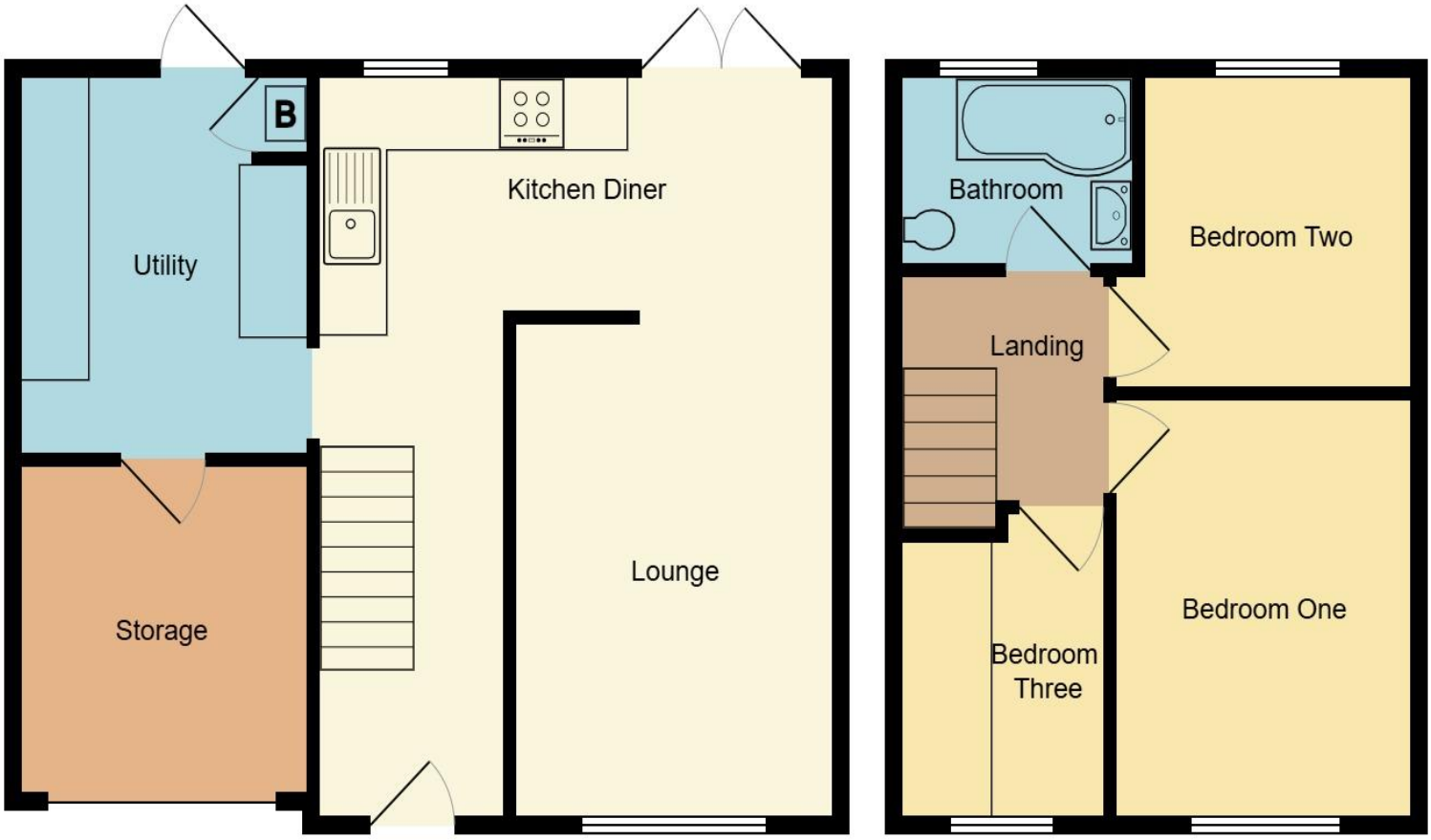
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IMPORTANT NOTICE

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.

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