



49 Brinklow Road, Binley, Coventry, CV3 2JB

Asking Price £265,000



Three Bedroom Semi-Detached House in Need of Modernisation
Large Corner Plot in Popular Location
Spacious Lounge, Dining Room & Conservatory
Kitchen to the Rear
Three Good Size Bedrooms to the First Floor
Family Bathroom to the First Floor
Mature Rear Garden
Garage to the Rear With Direct Vehicle Access
Private Front Garden
Gas Central Heating & UPVC Double Glazing

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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

Accommodation Comprises:

Ground Floor

Entrance: UPVC Double glazed door into Porch.

Porch

UPVC Double glazed window to front and sides. Single glazed door into:

Hallway

3.5m (11' 6") approx x 1.9m (6' 3") approx

With stairs leading off to the first floor and understairs storage cupboard. Central heating radiator. Doors into Kitchen, Dining Room and

Lounge

4.0m (13' 1") approx (max) & (min) 3.4m (11' 2") approx x 4.0m (13' 1") approx

UPVC double glazed window to the front. Central heating radiator. Gas fire. Leading through to:

Dining Room

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

Central heating radiator. UPVC Double glazed sliding door into the Conservatory. Door into:

Kitchen

3.2m (10' 6") approx x 3.0m (9' 10") approx

Ample wall and base units with worktops over. Belfast Sink unit. Space for cooker, space for automatic washing machine, space for fridge freezer. Central heating radiator. UPVC double glazed window to the side and rear, UPVC Double glazed door leading to the Outside WC & Storage.

Conservatory

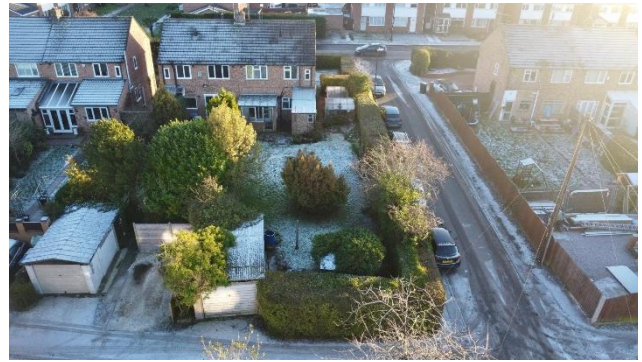
2.3m (7' 7") approx x 2.9m (9' 6") approx

Single glazed windows to the side and rear. Door leading to the rear garden.

First Floor

Landing

With access to the loft. Airing cupboard housing a combi boiler. UPVC double glazed window to the side.



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Bedroom One

3.4m (11' 2") approx x 3.1m (10' 2") approx
Central heating radiator. Two double built in wardrobes.
UPVC double glazed window to the front

Bedroom Two

3.2m (10' 6") approx x 3.1m (10' 2") approx
Central heating radiator. Built in wardrobe space with
cupboards above. UPVC double glazed window to the rear.

Bedroom Three

2.0m (6' 7") approx x 2.8m (9' 2") approx
Central heating radiator. Built-in storage space. UPVC
double glazed window to the front.

Bathroom

1.7m (5' 7") approx x 2.8m (9' 2") approx
Bathroom suite comprising: Low level wc, Handwash basin,
Panelled bath with shower. Partly tiled walls. Central
heating radiator. Two UPVC Double glazed windows to the
rear

Outside

Gardens

Front Garden: Tall private hedgerow to the front & side. Well
looked after lawn to the front with a path leading to the front
door & side access. Rear Garden: Large mature garden
which is mostly laid to lawn with pedestrian access to the
garage. Tall hedgerow to the rear & side with mature
bushes trees. Outside WC & brick built storage. Two
Greenhouses to the side.

Garage

5.4m (17' 9") x 3.1m (10' 2")
Up & Over door, direct vehicle access from the rear.



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.



PLEASE NOTE:

The sub floor to the property is red shale which has caused the floors to be uneven and therefore the ground floor floors need to be replaced.

The sellers have also carried out a drains test as part of the investigation which also need repairing in parts.

The flooring will need to be replaced at a cost of Circa £26,000 (inc of vat), the vendors will either make a reduction on the price for the buyer to carry these works out at their own expense after completion, or if a buyer is proceeding with a mortgage, the vendors will discuss either a reduction in the price for the works to be carried out by the buyer after completion, or works to be completed between exchange and completion at the vendors expense.

The cost to repair the drains is circa £3700 (inc of vat), and this will be included in the reduction to the price, or the works to be carried out by the vendors at their expense between exchange and completion when the works to the flooring would be undertaken. This depends on how the purchaser is proceeding if the purchase proceeds with a mortgage and the stipulations of the mortgage lender.

Please note the clients have not carried out any surveys, other than the testing of the floor and the drains survey, nor has any potential buyers, these issues were raised as the property came onto the market so we paused the viewings until fully investigated. The estimates are available to view.

For further information on this please contact the office tel: 02476551919





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.

AGENTS NOTES

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.