288 Sadler Road, Whitmore Park, Coventry, CV6 2FB

Offers in the Region of £350,000



An Extended Four Bedroom Semi-Detached House with No Onward Chain
Large Corner Plot in a Popular Location
Large Kitchen Diner
Through Lounge and Dining Area
2nd Reception room
Master Bedroom with En-Suite
Family Bathroom on First Floor
Driveway to the front and detached Garage accessed from the side

288 Sadler Road, Radford, Coventry, CV6 2FB

Accommodation Comprising
Ground Floor
Entrance with Single glazed door into:



Porch
Single glazed window to the front and side. Door into:

Hallway
2.9m (9' 6") approx max, 2.1m (6' 11") approx min x 3m (9' 10") approx
Stairs leading off to the first floor with understairs cupboard. Central heating radiator. Door to Kitchen/Diner, Reception room 2 and



Through Lounge/Diner
Lounge: 3.7m (12' 2") approx max, 2.9m (9' 6") approx min x 4.1m (13' 5") approx
Double glazed bay window to the front. Gas fire with feature fireplace. Through to Dining area: 2.9m (9' 6") approx x 2.6m (8' 6") approx Central heating radiator. Double wooden doors into the rear garden. Door into Kitchen/Diner



Kitchen/Diner
3.6m (11' 10") approx max, 2.7m (8' 10") approx min x 7.1m (23' 4") approx max, 2.9m (9' 6") approx
With ample white wall and base units with worktops over. Stainless steel single drainer sink unit with flexi mixer tap. Integrated 4 ring gas hob. Integrated double gas oven and grill. Space for washing machine and appliance. Two Central heating radiators. Wooden door to the rear. and 2 windows to the rear and Double glazed window to the side.



Reception Room 2
3.8m (12' 6") approx x 3.9m (12' 10") approx
Double glazed window to the front. Gas fire with feature fireplace. Central heating radiator.

First Floor
Landing
Storage cupboard. Access to the loft. All rooms leading off

Master Bedroom
3.8m (12' 6") approx max,1.9m (6' 3") approx min x 6.8m (22' 4") approx max, 4m (13' 1") approx min
Double glazed Triple aspect windows to the front, side and rear. Two double built in wardrobes with 2 matching double 2 draw units. two Central heating radiators. Door into:



En-suite
1.7m (5' 7") approx x 2.6m (8' 6") approx
White bathroom suite comprising Low level WC, panelled bath with shower attachment to taps. Pedestal wash hand basin. Separate Shower cubicle with electric shower. Central heating radiator. Tiled walls. Light and shower point. Double glazed window to the rear. Access to the loft



Bedroom 2
3m (9' 10") approx x 4m (13' 1") approx
Two large double built in wardrobes with matching built in Single wardrobe and storage cupboards above. matching 4 drawer unit with dressing table/desk and two cupboards below. Central heating radiator. Double glazed window to the front



Bedroom 3
4.2m (13' 9") approx max, 3.6m (11' 10") approx to wardrobes x 2.7m (8' 10") approx
built in double wardrobes with matching single wardrobe with cupboards above. Central heating radiator. Double glazed window to the rear.

Bedroom 4
2.9m (9' 6") approx max, 1.9m (6' 3") approx min x 2.4m (7' 10") approx min, 3.1m (10' 2") approx ma
Double built in wardrobe with cupboards above. central heating radiator. Double glazed window to the front



Bathroom
2.7m (8' 10") approx x 1.7m (5' 7") approx max
White suite comprising Low level WC, Wash hand basin with vanity unit and cupboard below. Panelled bath. Cupboard housing Worcester boiler. Tiled walls. Central heating radiator.

Double glazed window to the rear.

Outside
Gardens
Side and Front Garden: Mostly laid to lawn with mature shrubs borders and trees. Low level wall. Driveway to the front and access to the garage from the side.

Rear Garden: Mostly paved garden with wooden fencing to rear and side. decorative brick wall with pedestrian gate to the side. Pedestrian 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.









288 Sadler Road, Radford, Coventry, CV6 2FB









288 Sadler Road, Radford, Coventry, CV6 2FB









288 Sadler Road, Radford, Coventry, CV6 2FB









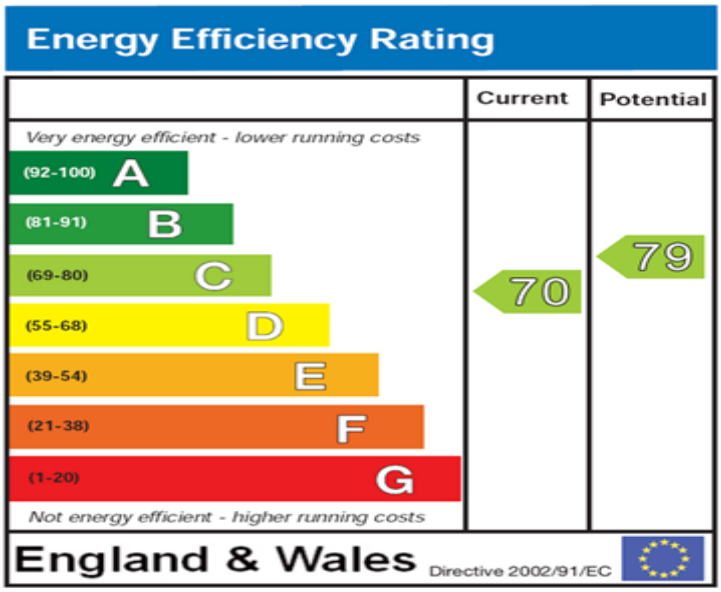
288 Sadler Road, Radford, Coventry, CV6 2FB











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.

288 Sadler Road, Radford, Coventry, CV6 2FB



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.