104 Yewdale Crescent, Potters Green, Coventry, CV2 2FT

Asking Price £200,000



Three Bedroom Mid Terraced House with No Onward Chain
Close Proximity to Local Amenities & Local School
Spacious Lounge
Kitchen Diner Across the Rear
Three Bedroom to the First Floor
Family Bathroom to the First Floor
Garden with a Patio & then Mostly Laid to Lawn
Front Garden with On Street Parking
Gas Central Heating & UPVC Double Glazing

Entrance
Composite door to:

Hallway
1.7m (5' 7") x 1.2m (3' 11")
Central heating radiator, UPVC double glazed window to the front, stairs off to the first floor, door to lounge:



Lounge
3.9m (12' 10") (maximum width) x 4.5m (14' 9")
Central heating radiator, electric fire, UPVC double glazed window to the front, sliding door onto the kitchen diner:



Kitchen Diner
2.6m (8' 6") x 4.8m (15' 9")
Ample wall & base units with work tops over, stainless steel sink unit with mixer tap, integrated four ring gas hob with extractor over, integrated electric oven & grill, space for washing machine, space for fridge/freezer, central heating radiator, two UPVC double glazed windows to the rear, UPVC double glazed door onto patio, under stairs cupboard housing meters & fusebox.



First Floor

Landing
Access to the loft. Doors leading to all rooms.

Bedroom One
3.5m (11' 6") x 3.0m (9' 10") (maximum width)
Central heating radiator, UPVC double glazed window to the rear.



Bedroom Two
3.6m (11' 10") x 2.8m (9' 2") (maximum width)
Central heating radiator, 'Baxi' combi boiler, built in storage, UPVC double glazed window to the front.

Bedroom Three
2.1m (6' 11") x 1.8m (5' 11")
Central heating radiator, UPVC double glazed window to the front.

Bathroom
1.9m (6' 3") x 1.6m (5' 3")
Low level WC, hand wash basin, pannelled bath with electric shower, tiled walls, chrome heated towel radiator, UPVC double glazed window to the rear.



Outside

Front
Slabbed pathway leading to the front, mostly laid to lawn, low hedge to the front, parking on street.



Rear
Large patio area with a slabbed pathway leading to the rear of the garden, partly laid to lawn, mature shrub boarders, wooden fencing to both sides, pedestrian gate to 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.

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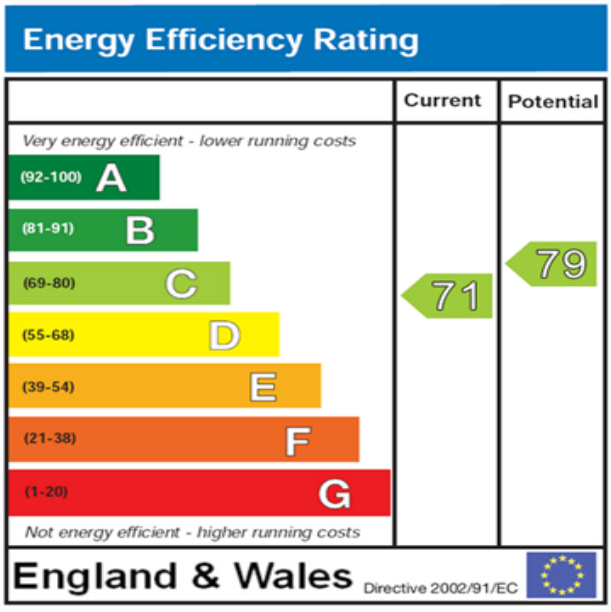




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.
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.