32 Cockcroft Avenue, Wyken, Coventry, CV2 3QP

Offers In Excess of £255,000

A Modern Three Bedroom Mid Terraced House Built in 2019
Popular Cul-De-Sac Location
Kitchen Diner Overlooking the Rear Garden
Spacious Lounge
Ground Floor WC
Master Bedroom with En-Suite
A Further Two Bedrooms & a Family Bathroom
Well Maintained Rear Garden
Driveway to the Front for Two Cars
Gas Central Heating & UPVC Double Glazing

Entrance
Composite door to:

Hallway
1.3m (4' 3") x 1.3m (4' 3")
Central heating radiator, doors to the lounge & ground floor WC:

Ground Floor WC
1.4m (4' 7") x 0.9m (2' 11")
Low level WC, hand wash basin, central heating radiator.

Lounge
3.4m (11' 2") (max) x 4.2m (13' 9")
Central heating radiator, UPVC double glazed window to the front, door to the lobby:

Lobby
Stairs off to the first floor, door to the kitchen diner:

Kitchen Diner
3.2m (10' 6") x 4.5m (14' 9")
Ample wall & base units with work tops over, stainless steel sink unit with mixer tap, integrated dish washer, space for washing machine, integrated four ring gas burner with extractor over, integrated electric oven & grill, integrated fridge/freezer, space for washing machine, tiled floor, space for dining table, built in storage, cupboard housing combi boiler, central heating radiator, UPVC double glazed window & french doors onto rear garden.

Landing
Access to loft, doors off to three bedrooms & a family bathroom.

Master Bedroom
3.3m (10' 10") x 3.1m (10' 2") (max)
Two double built in wardrobes, central heating radiator, UPVC double glazed window to the rear.

En-Suite
1.5m (4' 11") x 2.4m (7' 10") (into shower cubicle)
Low level WC, hand wash basin with storage below, large shower cubicle with tiled walls, chrome heated towel rail, UPVC double glazed window to the rear.

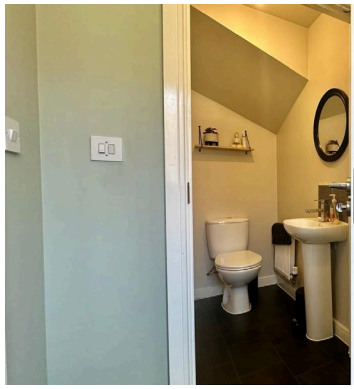
Bedroom Two
2.2m (7' 3") x 3.1m (10' 2")
Central heating radiator, UPVC double glazed window to the front.

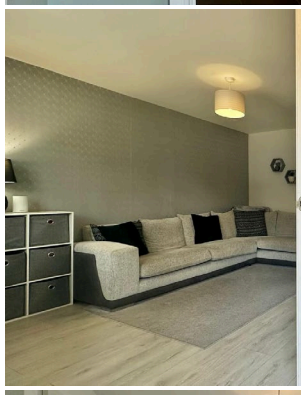
Bedroom Three
2.0m (6' 7") x 2.2m (7' 3")
Central heating radiator, UPVC double glazed window to the front.

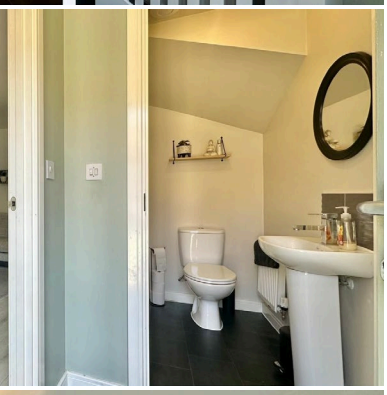
Family Bathroom
2.1m (6' 11") (max) x 1.8m (5' 11") (max)
Low level WC, hand wash basin with storage below, pannelled bath with electric shower & shower screen, partly tiled walls, chrome heated towel rail.

Rear
Mostly laid to lawn, patio area for outdoor seating, wooden fencing to both sides & rear with pedestrian access, wooden shed for storage.

Front
Driveway for two cars.







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. Estate Managment Fees - £224.78 per annum and is managed through Greenbelt

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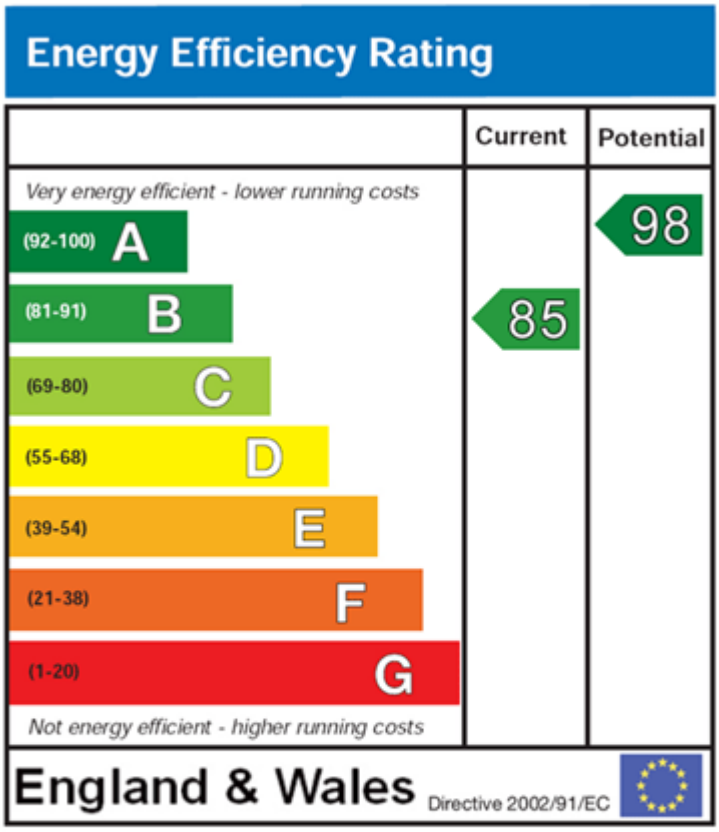

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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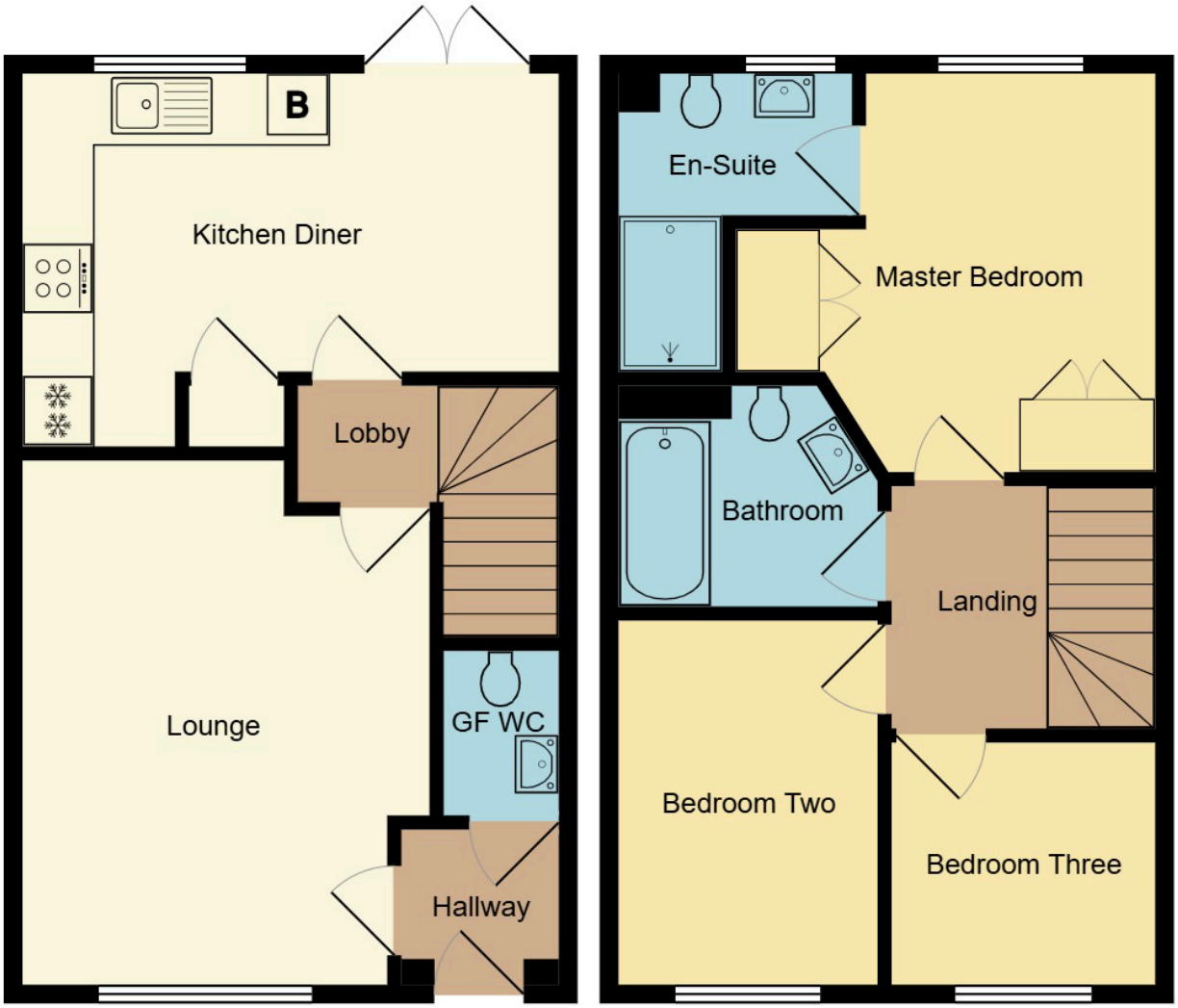

IMPORTANT NOTICE

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.

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