

18 Coombe Drive, Binley Woods, Coventry, CV3 2QU

Asking Price £122,500 (50% Share)

- Two-bedroom Semi-Detached bungalow
- Conservatory overlooking the garden
- Corner plot position
- Ample off-road parking
- Mature rear garden
- No upward chain
- Gas Central Heating
- UPVC Double Glazing

Hall
UPVC double glazed door. Entrance Hall To Hall with central heating radiator and cupboard. Doors to lounge &:



Kitchen
Approx. 2.11m (6' 11") x 2.75m (9' 0")
UPVC double glazed window to the front. Space for fridge/freezer, plumbing and space for washing machine, and space for electric cooker. Fitted wall and base units with sink unit. Central heating radiator.



Lounge
Approx. 4.48m (14' 8") x 3.12m (10' 3")
Central heating radiator. Door to hall. UPVC double glazed door and two UPVC double glazed windows to:

Conservatory
Approx. 4.41m (14' 6") x 2.12m (6' 11")
UPVC double glazed construction with French doors to garden. Tiled floor.



Inner Hall
Doors to two bedrooms and bathroom.

Bathroom
Approx. 2.08m (6' 10") x 1.68m (5' 6")
UPVC double glazed window to the front. Central heating radiator. Coloured suite comprising low-level WC, pedestal hand wash basin and panelled bath. Tiled walls



Beedroom One
Approx. 3.45m (11' 4") x 3.12m (10' 3")
Central heating radiator. UPVC double glazed window to the rear.

Bedroom Two
Approx. 2.05m x 2.75m
UPVC double glazed window to the front. Central heating radiator.

Gardens
Ample parking to front corner plot. Rear garden with lawn, mature trees and shrubs

Agents Notes

Whilst every effort has been made to ensure these particulars are accurate, prospective purchasers should note that they are for guidance only and do not form part of any offer or contract. All measurements and dimensions are approximate and should not be relied upon. Buyers are advised to satisfy themselves as to the accuracy of all information before incurring any expense. In accordance with Money Laundering Regulations, identification documentation will be required from the successful purchaser. Alternative Estates have not tested any services, systems, appliances, fixtures or fittings and cannot verify that they are in working order. Alternative Estates have not verified the legal title to the property; purchasers should obtain confirmation through their solicitor.





Shared Ownership & Tenure

LEASEHOLD TENURE - We understand from the vendor that the property is Leasehold from 16/08/1984 to 01/01/2083 with approx. 56 years remaining. The current service charge to include ground rent for the 50% share is £280.06 per month. The property is being sold as shared ownership and the are certain criteria to be met in order tyo be eligable to purchase the 50% share, otherwise the 100% purchase can be considered which is known as staircasing (with agreement with the Housing association & subject to a RICS valuaiton to be completed by the seller). 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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