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6 Enfield Road, Stoke, Coventry, CV2 4DB

Offers in Excess of £167,500



A Modern Two Bedroom Mid Terraced House

Close to Local Amenities

Spacious Through Lounge Diner with a New Oak staircase

Fitted Kitchen with access out onto the garden

Re-Fitted Ground Floor Shower Room

Two Double Bedrooms to the First Floor

Landscaped low maintenance rear garden

On Street Parking

Gas Central Heating & New UPVC Double Glazed Windows

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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

Entrance

New door to:

Through Lounge Diner

3.3m (10' 10") x 7.6m (24' 11")

Built in storage, new oak stairs off to the first floor, gas fire, two modern central heating radiators, UPVC double glazed window to the front & rear, door to the kitchen:

Kitchen

2.8m (9' 2") x 2.1m (6' 11")

Ample wall & base units with work tops over, black sink unit with mixer tap, space for fridge/freezer, space for gas cooker, space for washing machine & dryer, modern central heating radiator, UPVC double glazed window to side, UPVC double glazed door to rear garden & a door to the ground floor shower room.

Re-Fitted Ground Floor Shower Room

2.0m (6' 7") x 1.5m (4' 11")

Low level WC, vanity sink unit with mixer tap & storage below, walk in shower cubicle with rainfall shower & secondary hose attachment, tiled walls, central heating radiator, UPVC double glazed window to the side.

Landing

Access to both double bedrooms:

Bedroom One

3.2m (10' 6") x 3.3m (10' 10")

Central heating radiator + secondary heater, UPVC double glazed window to the front.

Bedroom Two

2.4m (7' 10") x 4.2m (13' 9")

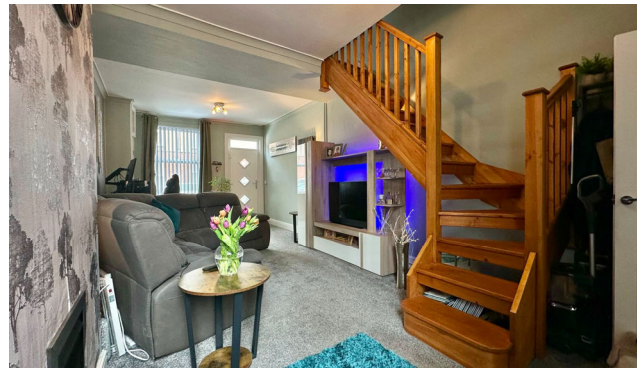
Built in overstairs storage cupboard, access to the loft, central heating radiator, UPVC double glazed window to the rear.

Rear

Landscaped rear with a mostly pebbled garden with a slabbed footpath leading to the decking area, wooden fencing to both sides, brick wall to the rear & an outside tap.

Front

On street parking.

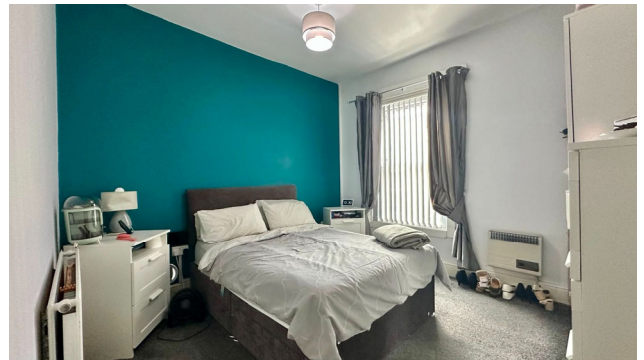
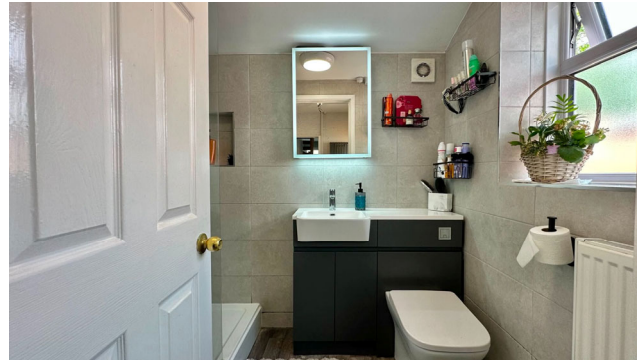


AGENTS NOTES

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.

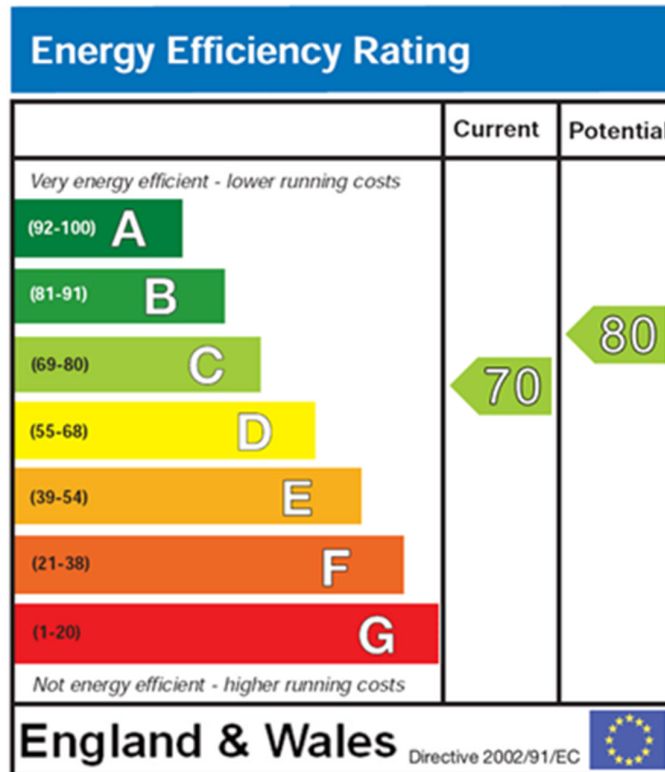
TENURE - FREEHOLD

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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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.



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.