



## 62 Royal Crescent, Willenhall, Coventry, CV3 3DZ

Offers in the region of £295,000



Refurbished & Extended Three Bedroom Semi-Detached House  
Popular Location with links to major motorway routes & Local Amenities  
Extended Breakfast Kitchen with Ground Floor WC & Utility  
Spacious Through Lounge Diner  
Three first floor Bedrooms  
Re-Fitted Bathroom to the First Floor  
South East Facing Low Maintenance Rear Garden with Detached Garage  
Driveway to the Front with Vehicle Side Access  
Solar Panels to the Front & Rear of Property  
Gas Central Heating & UPVC Double Glazing

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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:**

Double Glazed Door to:

**Porch**

Space for storage, Composite door into:

**Hallway**

Stairs off to the first floor, tall central heating radiator, understairs storage, door into the through lounge/diner.

**Lounge**

3.7m (12' 2") x 3.9m (12' 10")

UPVC double glazed window to the front, electric fire, central heating radiator, flows through to the:

**Dining Room**

3.1m (10' 2") x 3.5m (11' 6")

Space for large dining table, panelling to wall, archway to extended breakfast kitchen.

**Extended Re-Fitted Breakfast Kitchen**

4.0m (13' 1") x 2.9m (9' 6")

Ample wall & base units with marble work tops over, integrated induction hob with extractor over, space for dish washer, integrated fridge/freezer, integrated oven & grill, sink unit with mixer tap & filtered tap, breakfast bar for two diners, tiled flooring, tall central heating radiator, door to WC & Office, UPVC Double Glazed windows facing rear garden, UPVC Double glazed French doors onto patio, two Velux windows.

**Ground Floor WC**

2.6m (8' 6") x 0.9m (2' 11")

Low level WC, hand wash basin on top of tiled base with space below for washing machine, built in storage space, UPVC Double glazed window to the side, Central heating radiator.

**Utility/Office Space**

2.7m (8' 10") x 2.7m (8' 10")

UPVC Double glazed window & door to the side, sink unit with storage below, wall panelling, storage cupboard, central heating radiator.



### Landing

Access to the loft, doors to three generous sized bedrooms, UPVC Double glazed window to the side.



### Bedroom One

3.1m (10' 2") x 3.8m (12' 6")

UPVC Double glazed window to the front, Central heating radiator, .

### Bedroom Two

3.0m (9' 10") x 3.5m (11' 6")

UPVC Double glazed window to the rear, Central heating radiator.

### Bedroom Three

2.8m (9' 2") x 2.2m (7' 3")

UPVC Double glazed window to the front, Central heating radiator.



### Bathroom

1.6m (5' 3") x 2.3m (7' 7")

Low level WC, vanity sink unit with storage below, panelled bath with shower above, mostly tiled walls, tiled floor, UPVC Double glazed window to the rear, tall central heating radiator.



### Garage

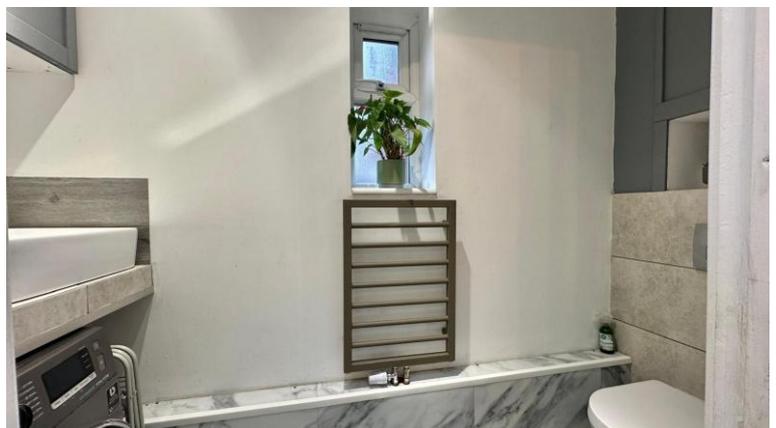
4.1m (13' 5") x 2.8m (9' 2")

UPVC Double glazed French doors to the front, work top space.

### Outside Brick Built Storage

2.6m (8' 6") x 1.8

Outdoor storage.



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**Front**

Driveway offering off road parking with vehicle side access via gates.

**Rear**

Low maintenance rear garden with tiled pathway leading to a raised tiled outdoor seating & dining area, artificial lawn area, large panelled section with storage behind, wooden fencing to one side, doorway to brick built storage, side access to the garage & to the front of the property.



### 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.

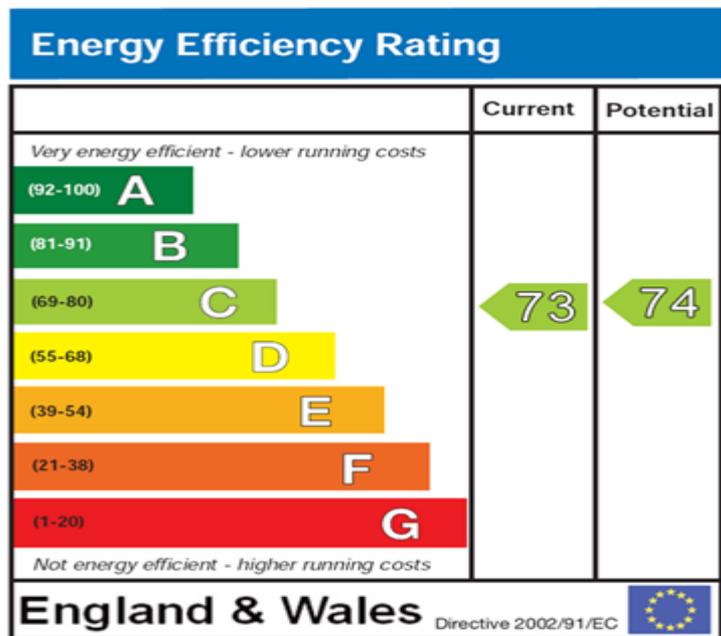
(5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### TENURE

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.





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.