25 Westwood Road, Earlsdon, Coventry, CV5 6GF

Asking price £160,000



Traditional Two Bedroom End of Terrace House
Two Reception Rooms
Fitted Kitchen
Fitted Ground Floor Shower Room
Two Double Bedrooms
Foregarden to Front and Rear Garden
UPVC Double Glazed & Gas Centrally Heated
No Onward Chain

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Accommodation Comprising
uPVC double glazed door to:



Lounge
11'3 (3.35 M) approx. x 11'2 (3.35 M) approx.
uPVC double glazed window to the front. Laminate floor. Feature fireplace with gas fire inset. Door to:

Lobby
With stairs off to the first floor. Laminate floor. Door to:



Dining Room
11'5 (3.35 M) approx. x 12'2 (3.66 M) approx.
uPVC double glazed window to the rear. Laminate floor. Central heating radiator. Understairs cupboard. Door to:

Kitchen
3.0m (9' 10") x 1.9m (6' 3")
Fitted with ample all and base units with work surfaces over. Single drainer stainless steel sink unit with mixer tap. Tiled splashbacks. Plumbing and space for automatic washing machine. Built in gas hob with extractor fan over. Built in electric oven. uPVC double glazed window to the side. uPVC double glazed door to the rear garden.



Rear Lobby
Built in cupboad housing boiler with shelving. Tiled floor. Door to:

Shower Room
Built in shower cubicle. Pedestal wash hand basin and low level wc. Central heating radiator. Tiled floor and fully tiled walls. uPVC double glazed windows to the rear and side.



First Floor
Landing
All rooms off.

Bedroom 1
3.5m (11' 6") approx x 3.7m (12' 2") approx
uPVC double glazed window to the rear.
Central heating radiator. Overstairs cupboard.

Bedroom 2
3.5m (11' 6") approx x 3.4m (11' 2") approx.
uPVC double glazed window to the front.
Central heating radiator. Access to the loft.

Exterior
Gardens
Front - small foregarden.
Rear - Paved Patio, stoned area. Walled and fenced to sides. Side gate for pedestrian access.









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Tenure

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.

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..





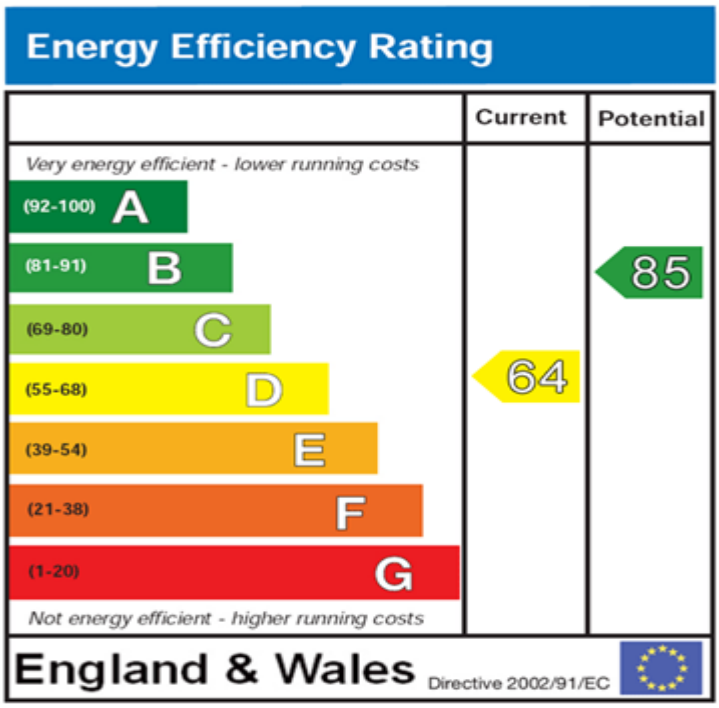




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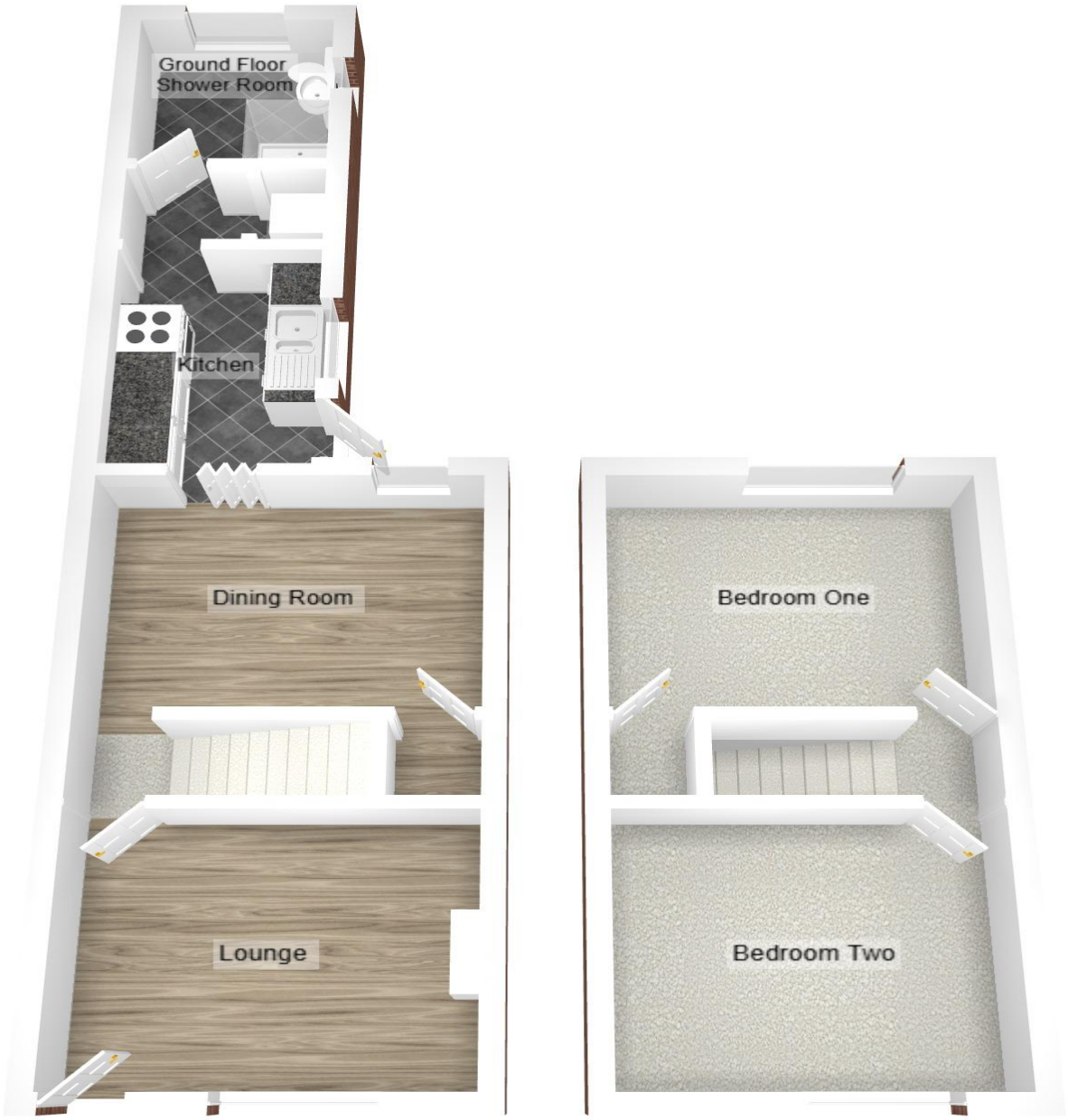






The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.