31 Chenies Close, Allesley Park, Coventry, CV5 9HR

Asking Price £180,000



Two Bedroom Mid Terraced House Set at the end of a Cul-De-Sac with No Onward Chain
Fitted Kitchen
Spacious Lounge with Feature Brick Fireplace
Two First Floor Double Bedrooms
First Floor Fitted Bathroom
Private Gardens to the Front & Rear
Communal Parking & Garage En-Block
Gas Central Heating & UPVC double glazing

Accommodation Comprising
UPVC door into:

Lounge
3.0m (9' 10") approx x 3.9m (12' 10") approx x 4.3m (14' 1") approx
UPVC double glazed window to the front. Feature brick built surround fireplace. Stairs off to the first floor. Door to:



Kitchen
3.9m (12' 10") approx x 2.5m (8' 2") approx
Fitted with ample wall and base units with work tops over. Built in electric oven and gas hob. Sink unit. Plumbing and space for automatic washing machine and dishwasher. Tiled splash backs. Combi boiler. Two UPVC double glazed windows to the rear. UPVC double glazed door to rear garden. Tiled floor. Large under stairs cupboard.



First Floor
Landing
Access to loft with doors off to two double bedrooms & a fitted bathroom.



Bedroom One
3.6m (11' 10") approx x 3.3m (10' 10") approx
UPVC double glazed window. Central heating radiator. Two built in cupboards.

Bedroom Two
2.6m (8' 6") approx x 3.5m (11' 6") approx
UPVC double glazed window. Central heating radiator.



Bathroom
Panelled bath with shower over. Vanity sink unit with storage below. Partly tiled walls. UPVC double glazed window to the rear. Chrome heated towel rail.

Exterior
Gardens
Front Garden: Private frontage. Slabbed pathway leading to front door. Mostly laid to lawn with mature hedges.

Rear Garden: private garden with hardstanding patio area. Mostly laid to lawn. Mature shrubs & trees. Wooden fencing to both sides & rear with a shared pedestrian gated side access.









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.





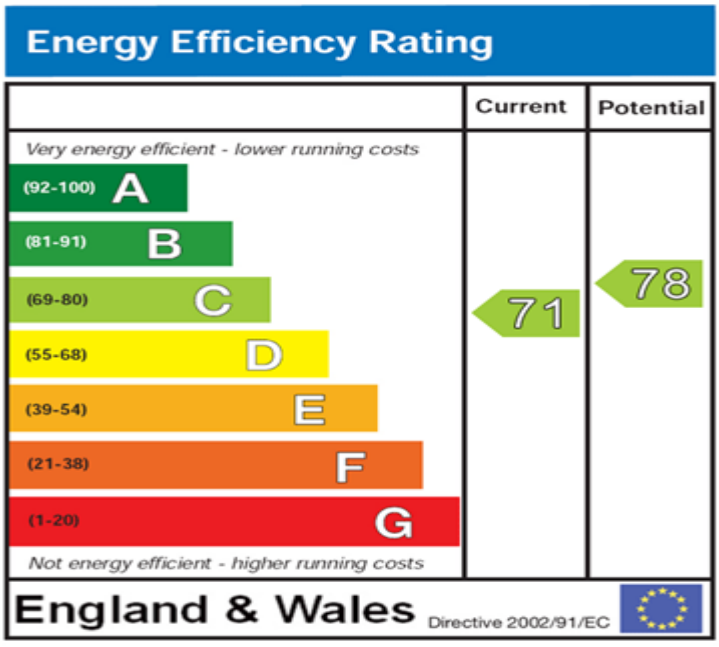




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.

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