



## **39 Oldham Avenue, Wyken, Coventry, CV2 5EY**

Asking Price £275,000



Three Bedroom Semi-Detached House  
Extended Open Plan Kitchen/Diner  
Separate Lounge  
Ground Floor WC  
Re-fitted Bathroom  
Built in Wardrobes in Bedrooms One & Two  
Spacious rear garden  
Driveway to front  
UPVC Double glazing & Gas centrally heated

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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### Entrance

UPVC Double glazed door into the lobby, there is a door to the lounge, stairs off to the first floor and a central heating radiator.

### Lounge

3.8m (12' 6") (max) x 3.6m (11' 10")

UPVC Double glazed bay window, central heating radiator, electric fire, double doors to:



### Kitchen/Diner

6.6m (21' 8") x 4.4m (14' 5")

Re-fitted kitchen with ample fitted wall and base units with work tops over, Integrated Fridge/Freezer, integrated "Neff" Grill and oven, induction hob with extractor hood over, One and a half bowl matte grey sink unit with stainless steel mixer tap, space for washing machine, central heating radiator, UPVC Double glazed window to the rear, Two UPVC Double glazed skylights, UPVC Double glazed bifold doors onto the rear garden. Door into the cloakroom.



### Cloakroom

Low level WC, Wall mounted sink, UPVC Double glazed window to the side.

### Landing

Bedrooms and bathroom off the landing with access to the loft.



### Bedroom One

2.8m (9' 2") x 4.0m (13' 1") (into bay window)

UPVC Double glazed bay window to the front, two built in double wardrobes, central heating radiator.



### Bedroom Two

2.4m (7' 10") (into wardrobes) x 3.0m (9' 10")

Three built in double wardrobes, UPVC Double glazed window to the rear, central heating radiator.



### Bedroom Three

2.6m (8' 6") x 1.8m (5' 11")

UPVC Double Glazed window to the rear, central heating radiator.

### Bathroom

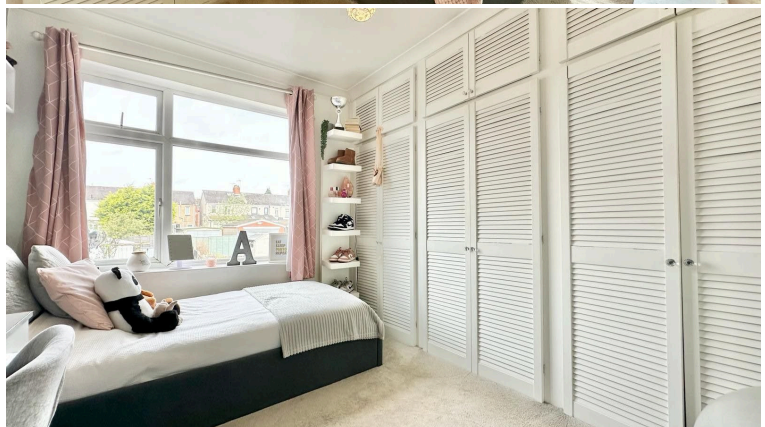
Victorian style tiled floor and tiled splashback, panelled bath with modern shower screen and shower over, sink unit with mixer tap and storage beneath, low level WC, heated towel rail, UPVC Double glazed window to the rear.

### Gardens

Front - Block paved driveway with gated Side access and fence panelling. Rear - Large Slabbed patio area extending across some steps further into the garden, then laid to lawn with shrub boarders. Another slabbed patio area at the top of the garden and a large garden shed. Fenced to all sides.

### 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



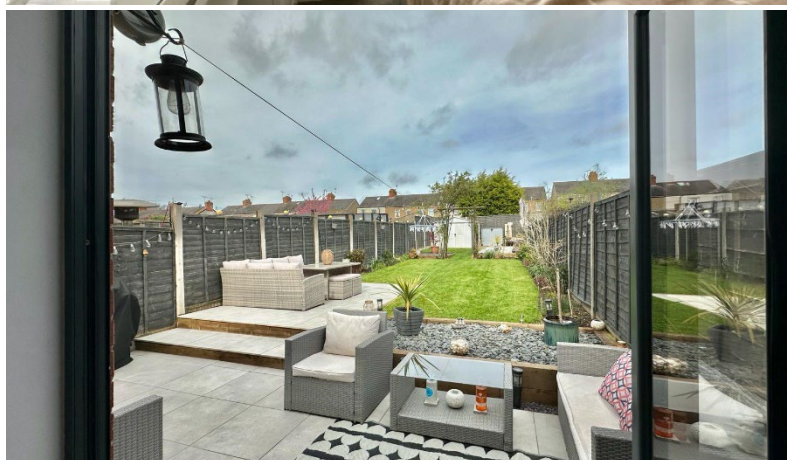
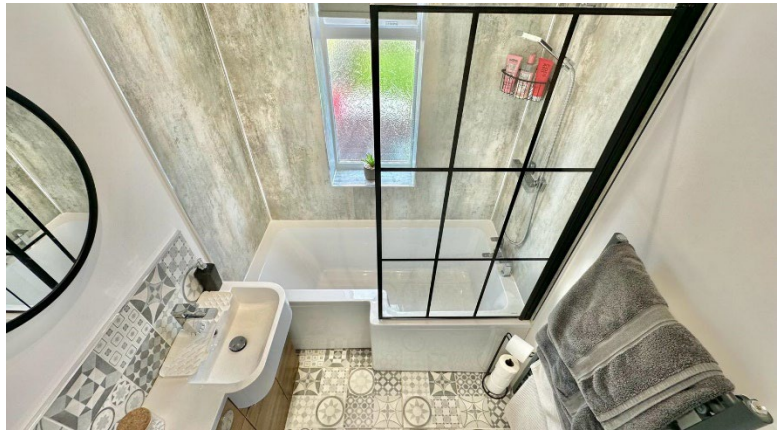


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their solicitor.

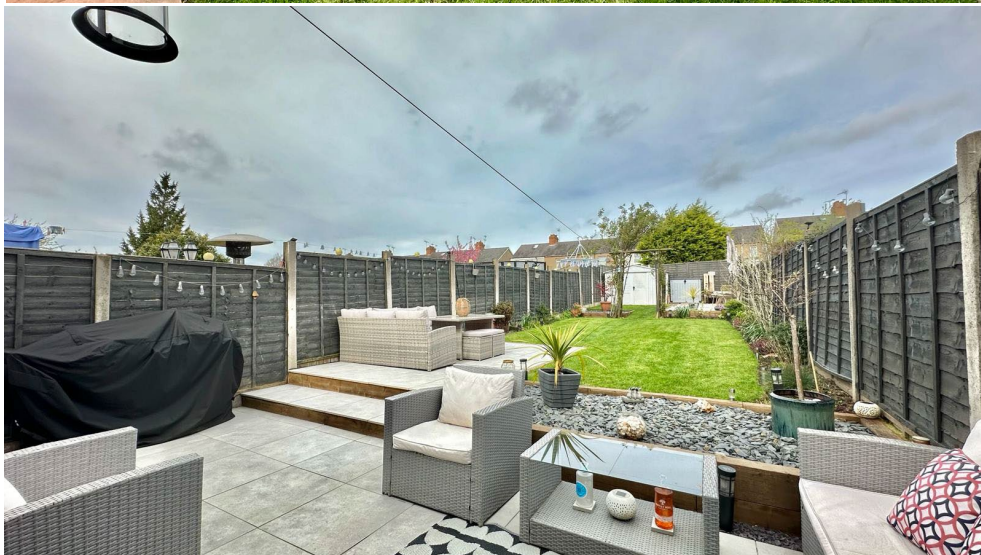
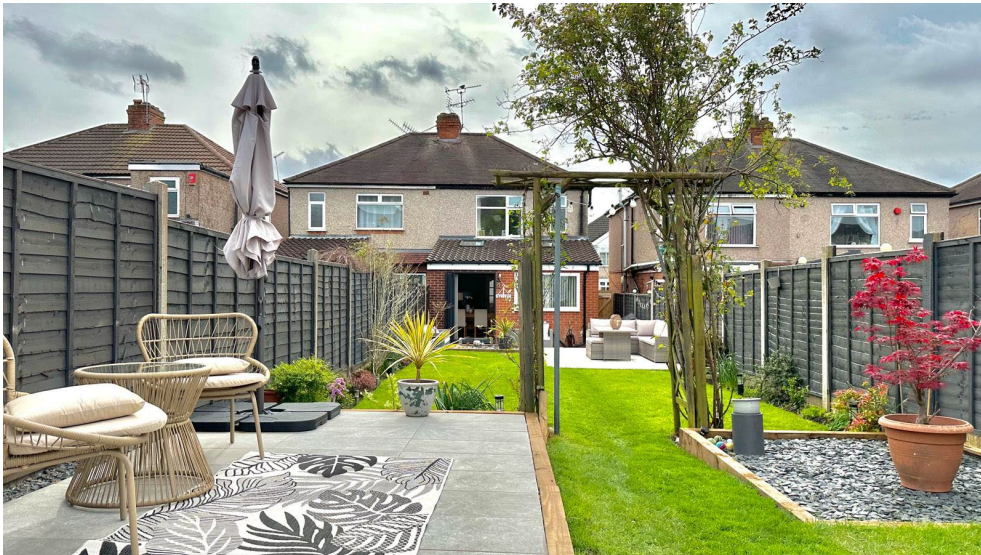
**TENURE - FREEHOLD**

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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**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.

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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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