



**15 Charity Road, Keresley End, Coventry, CV7 8LU**

Asking Price £167,500



**Three Bedroom Semi-Detached House**

**No Chain**

**Fitted Kitchen**

**Through Lounge Diner**

**Three Bedrooms to the First Floor**

**First Floor Shower Room**

**Good Size Rear Garden**

**In need of Modernisation**

**Wimpey No Fines Construction**

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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

Walkway to the front door:

### Hallway

Central heating radiator, stairs off to the first floor, door into the Kitchen & Through Lounge Diner.

### Kitchen

6.0m (19' 8") x 2.3m (7' 7") (max)

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, integrated oven & a Four ring gas hob with extractor over, space for washing machine & dishwasher, understairs cupboard, central heating radiator, double glazed windows to the side and a door to the pedestrian side access.

### Through Lounge/Diner

6.0m (19' 8") x 4.0m (13' 1") (max)

Two Central heating radiators, fireplace, Double glazed windows to the front & rear.

### Landing

Access to loft space, storage cupboard housing 'Worcester' Combi Boiler, all rooms off.

### Bedroom One

4.0m (13' 1") x 2.7m (8' 10")

Over stairs cupboard, Built in wardrobe space, Double glazed window to the front, central heating radiator.

### Bedroom Two

3.8m (12' 6") x 2.6m (8' 6")

Central heating radiator, Double glazed window to the rear.

### Bedroom Three

2.3m (7' 7") x 2.6m (8' 6")

Central heating radiator, Double glazed window to the rear.



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### **Bathroom**

2.6m (8' 6") x 1.4m (4' 7")

Low level WC, Hand wash basin, Shower cubicle with extractor fan, central heating radiator, Double glazed window to the front.

### **Rear**

Slabbed Patio area then laid to lawn with wooden fences to both sides and rear and pedestrian access to the side.

### **Front**

Partly slabbed & partly laid to lawn frontage with pedestrian side access and on road 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. To Note - The property is a Wimpey No Fines Construction House.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

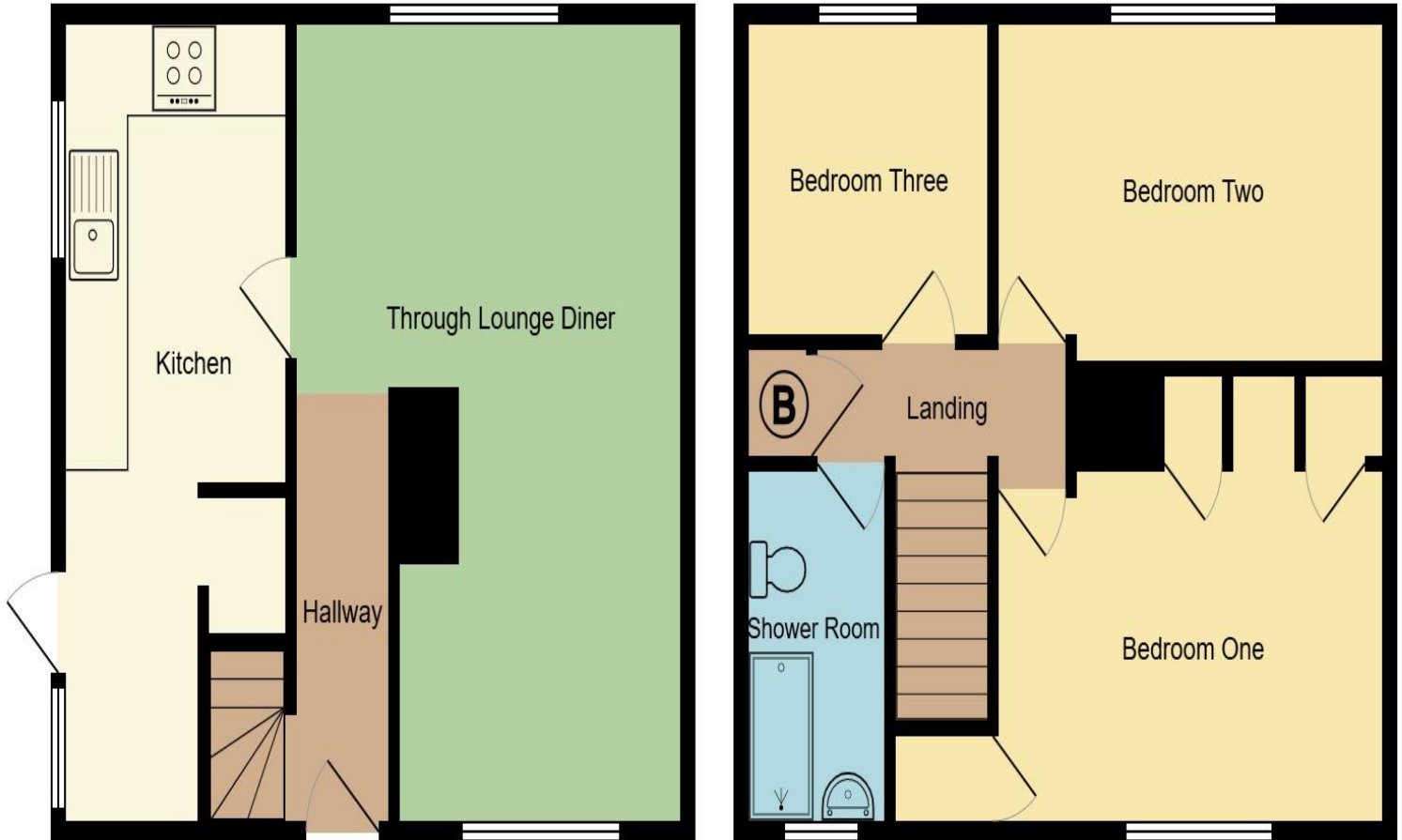
Directive 2002/91/EC

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.

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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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