



18 Dartmouth Road, Wyken, Coventry, CV2 3DQ

Asking Price £225,000



Three Bedroom End Of Terrace House

No Chain

Open Plan Re-Fitted Kitchen Diner

Separate Lounge

Three Bedrooms to the First Floor

Wet Room to the First Floor

Spacious Rear Garden with Vehicle Access

UPVC Double Glazing & Gas Central Heating

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Entrance

Composite Door into the:

Hallway

Central heating radiator, stairs off to the first floor, understairs cupboard, doors to Lounge & Kitchen Diner.

Lounge

3.2m (10' 6") x 3.4m (11' 2")

Central heating radiator, double glazed window to the front.



Open Plan Kitchen Diner

4.8m (15' 9") (max) x 4.2m (13' 9") (max)

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, four point induction hob with extractor over, electric oven, space for dish washer, space for fridge/freezer, tiled splashbacks, space for large dining table, central heating radiator, double glazed window to the rear & double glazed French doors onto the rear garden.



Landing

All rooms off, access to the loft.

Bedroom One

3.4m (11' 2") x 2.8m (9' 2")

Central heating radiator, double glazed window to the front.

Bedroom Two

3.2m (10' 6") x 3.0m (9' 10")

Central heating radiator, double glazed window to the rear.



Bedroom Three

2.0m (6' 7") x 2.4m (7' 10")

Central heating radiator, double glazed window to the front.

Wet Room

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

Low level WC, hand wash basin, electric shower with shower curtain, tiled walls, chrome heated towel rail, double glazed window to the rear.



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Rear

Patio area off from the Kitchen Diner, mostly laid to lawn with a slabbed pathway leading to the bottom of the garden, mature bushes & plants, wooden fencing to both sides & rear, Vehicle Rear Access & Pedestrian Access to the side.

Front

Laid to lawn with a slabbed pathway leading to the front door, wooden fence to one side, brick wall to the other side & front, Pedestrian 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.

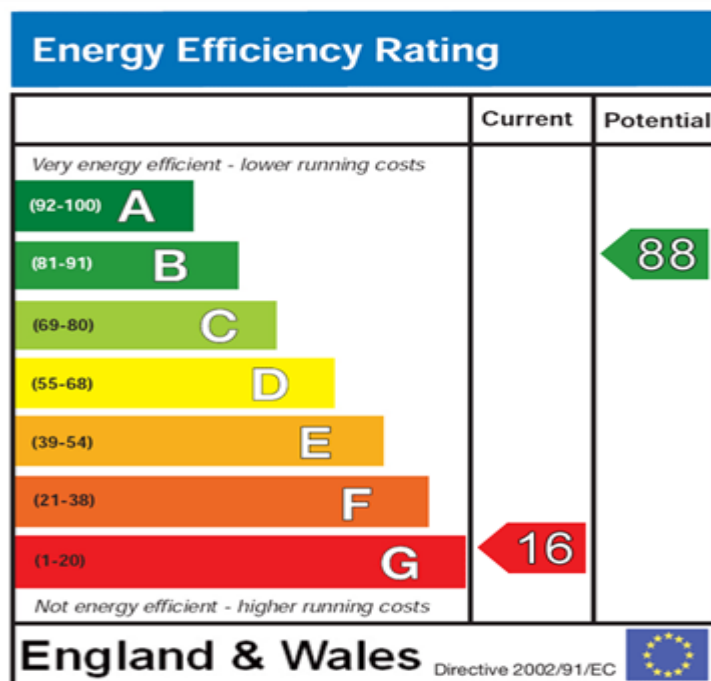
(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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.