



8 Lammas Court, Wolston, Coventry, CV8 3LP

Asking Price £0.00



Extended Two Bedroom Semi-Detached House
Quiet Cul-De-Sac in a Village Location

Large Lounge

Dining Room

Extended Kitchen

Two Bedrooms to the First Floor with Built in Wardrobes

Fitted Bathroom

Private Rear Garden

Driveway to Front Offering Ample Parking

Gas Central heating & Double Glazing

Entrance

Door to:

Porch

Central heating radiator, double glazed window to the front, door into lounge:

Lounge

4.5m (14' 9") (max) x 6.2m (20' 4") (max)

Two Central heating radiators, brick fireplace, stairs off to the first floor, archway to the dining room, double glazed French doors onto the rear garden.

Dining Room

2.1m (6' 11") x 3.4m (11' 2")

Central heating radiator, door to extended Kitchen:

Extended Kitchen

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

Ample wall and base units with work tops over, white sink unit with drainer & mixer tap, double glazed window to the rear & side, space for fridge freezer, space for washing machine, integrated oven & grill, four point gas hob with extractor over, double glazed door to the rear garden, tiled splashbacks, space for dishwasher, cupboard housing boiler.

Landing

All rooms off, access to the loft, airing cupboard housing water tank.

Bedroom One

2.8m (9' 2") x 4.5m (14' 9") (max)

Central heating radiator, double glazed window to the front, built in sliding wardrobes, built in over stairs cupboard.

Bedroom Two

2.6m (8' 6") x 1.7m (5' 7") (to built in wardrobe)

Central heating radiator, double glazed window to the rear, built in sliding wardrobes.

Bathroom

2.0m (6' 7") x 1.6m (5' 3")

Low level WC, vanity sink unit with storage below, luxury bath tub with shower over & shower curtain, tiled floor & walls, chrome heated towel rail, double glazed window to the rear.

Rear



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Well Maintained Rear Garden with a patio area straight off the Lounge, laid to lawn area with wooden fencing to both sides, mature shrub borders, wooden shed, pedestrian access to the side.

Front

Block paved driveway which offers ample parking, well looked after shrubs section, pedestrian access to the side.



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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.

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