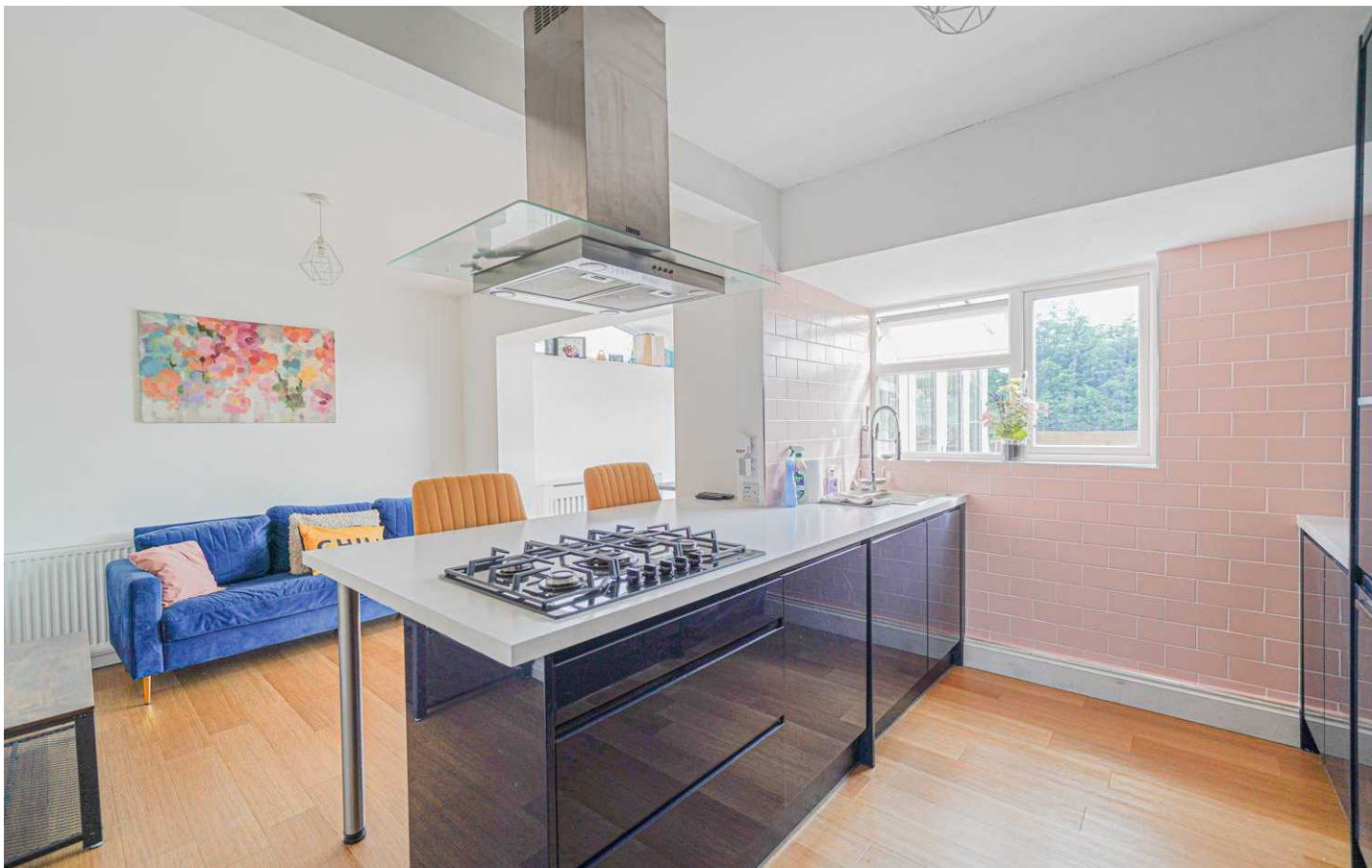




Alderminster Road, Coventry

Offers in Region of £399,950





## PROPERTY OVERVIEW

A rare opportunity to acquire a fully renovated and extended five bedroom semi-detached family home in a sought after area of Eastern Green. Being well presented throughout and ideally located for access to local schools & amenities the property provides potential purchasers with:- entrance hallway, living room with media wall, open plan breakfast kitchen / family room, three first floor bedrooms and a re-fitted family bathroom and two further well proportioned double bedrooms on the second floor.

Outside the property has driveway parking for several vehicles, a detached single garage that has been partitioned to create a secure storage space and a South Easterly facing rear garden with recently landscaped patio area and covered pergola.

Viewing is by appointment with Xact on 01676 534 411.





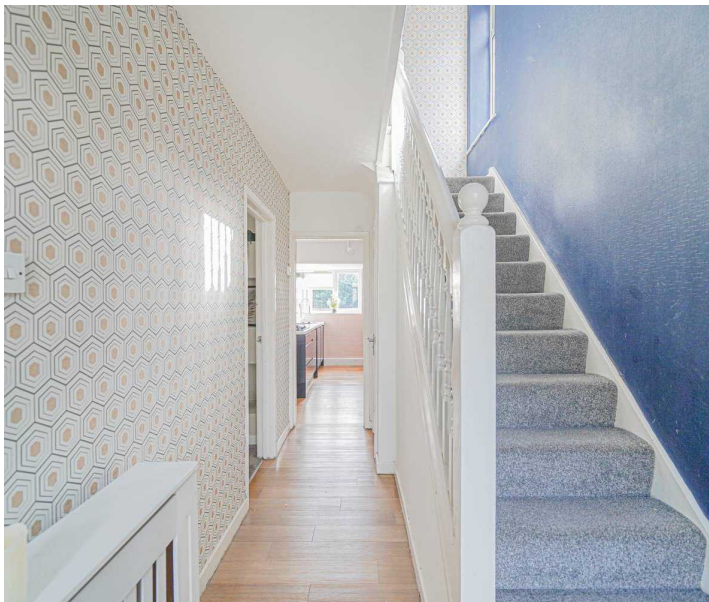
## PROPERTY LOCATION

Eastern Green has a range of amenities close by, yet you are also only five miles from the centre of Coventry or within 10 minutes of Berkswell, Meriden & Balsall Common. Benefitting from highly regarded local schools and being ideally located for commuters, Coventry train station provides fast and frequent services to major destinations including London Euston and Birmingham New Street. For travelling by road, the property is minutes away from A45 providing access to the Midlands motorway network. The property is situated just off Broad Lane with shops and bus services all readily accessible.

Council Tax band: C

Tenure: Freehold

- Five Bedroom Semi-Detached
- Well Presented Throughout
- Open Plan Breakfast Kitchen/Family Room
- Living Room with Media Wall
- Re-Fitted Family Bathroom
- Four Genuine Double Bedrooms
- Professionally Landscaped Sunny Rear Garden
- Driveway Parking & Single Garage



## ENTRANCE HALL

### WC

5' 3" x 4' 4" (1.60m x 1.32m)

### LIVING ROOM

16' 4" x 12' 1" (4.98m x 3.68m)

### BREAKFAST KITCHEN/FAMILY ROOM

21' 6" x 18' 4" (6.55m x 5.59m)



## FIRST FLOOR

### BEDROOM ONE

13' 4" x 10' 4" (4.06m x 3.15m)

### BEDROOM TWO

12' 6" x 11' 5" (3.81m x 3.48m)

### BEDROOM THREE

6' 9" x 6' 6" (2.06m x 1.98m)

### BATHROOM

9' 5" x 6' 8" (2.87m x 2.03m)

## SECOND FLOOR

### BEDROOM FOUR

16' 8" x 12' 4" (5.08m x 3.76m)

### BEDROOM FIVE

9' 9" x 7' 4" (2.97m x 2.24m)

### TOTAL SQUARE FOOTAGE

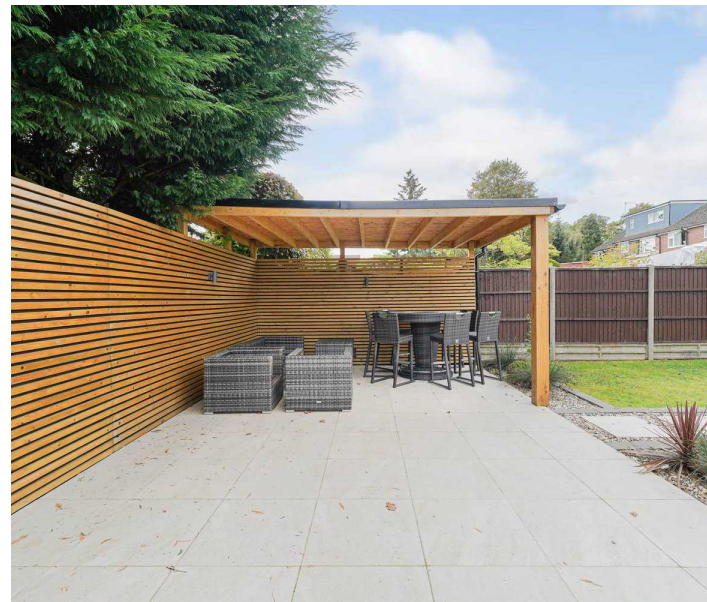
131.8 sq.m (1419 sq.ft) approx.

## OUTSIDE THE PROPERTY

### DETACHED SINGLE GARAGE

### DRIVEWAY PARKING FOR MULTIPLE VEHICLES

### GARDEN WITH LANDSCAPED PATIO AREA



**ITEMS INCLUDED IN THE SALE**

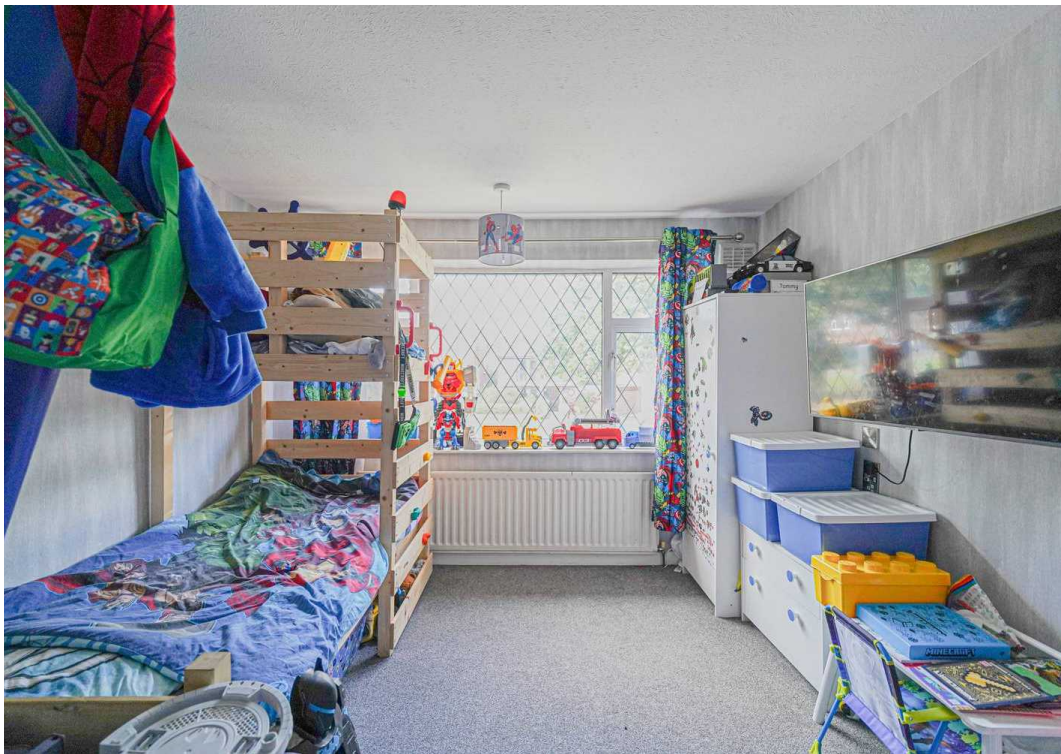
Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, curtains and light fittings and pergola.

**ADDITIONAL INFORMATION**

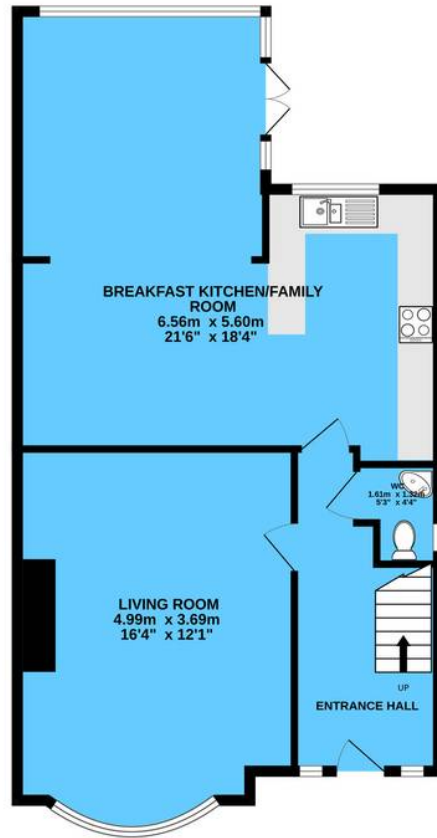
Services - mains gas, electricity and sewers.  
Broadband - Sky - fibre optic. Loft space - eaves storage.

**MONEY LAUNDERING REGULATIONS**

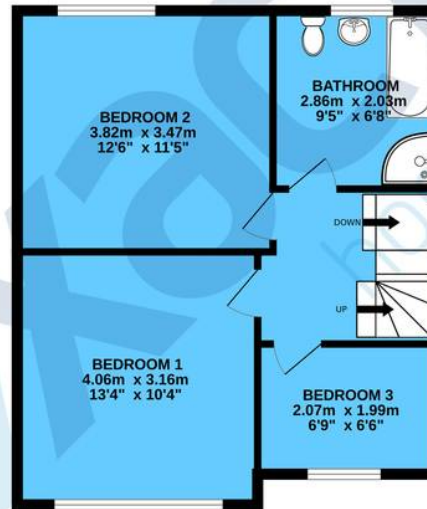
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 131.8 sq.m. (1419 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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