



ROBIN JONES
ESTATE AGENTS



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106 Silverdale Close, Aldermans Green, Coventry, West Midlands. CV2 1PY

This traditional style double circular bayed three bedroomed terraced property represents ideal first time buy family accommodation ready to move into and to be sold with no chain. There is gas central heating and uPVC double glazing and there is direct access via a dropped kerb to a car parking bay and rear access to a concrete sectional garage. The property incorporates recess porch entrance, entrance hall, bay windowed lounge, dining room with patio doors, good sized fitted kitchen incorporating split level hob and oven and integrated dishwasher, three first floor bedrooms (two with built in wardrobes) and refurbished fully tiled bathroom with corner bath and shower. Being well served by local shops, schools and bus services as well as being within easy access of the city centre and a few minutes drive to local countryside towards Bulkington.



£215,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Traditional style double bayed terraced property
- Pleasant residential location
- Gas central heating and double glazing
- Lounge, dining room and refitted kitchen
- Three bedrooms, two with built in wardrobes
- Refurbished bathroom
- Direct access to car parking and rear access to concrete garage
- Viewing highly recommended with no chain



ROOM DESCRIPTIONS

Recess Porch Entrance

With uPVC patterned double glazed entrance door leads to:

Entrance Hall

1.70m x 4.25m (5' 7" x 13' 11")

Bay Windowed Lounge

3.39m x 4.62m (11' 1" x 15' 2")

With coal effect living flame gas fire set onto a marble hearth with surround and mantel over.

Dining Room

3.27m x 3.82m (10' 9" x 12' 6")

With coal effect living flame gas fire set onto a marble hearth with marble inset with surround and mantel over and uPVC sealed unit sliding double glazed patio doors leading out to the rear garden.

Good Sized Kitchen

1.79m x 4.21m (5' 10" x 13' 10")

With a range of cream fronted base and wall cupboards with chrome handles incorporating Beko four ring gas hob with extractor hood above and electric oven beneath, integrated dishwasher, uPVC double glazed door leading out to the rear garden and cupboard housing the wall mounted Maine gas fired central heating boiler and space for a washing machine.

First Floor Landing

1.94m x 3.12m (6' 4" x 10' 3")

With access to loft space.

Bedroom One

3.20m x 4.63m (10' 6" x 15' 2") 3.20m x 4.63m (10' 6" x 15' 2")

With full length built in wardrobes.

Bedroom Two

3.20m x 3.84m (10' 6" x 12' 7")

With full length built in wardrobes.

Bedroom Three

1.96m x 2.17m (6' 5" x 7' 1")

Fully Tiled Bathroom

1.89m x 2.18m (6' 2" x 7' 2")

With traditional white three piece suite incorporating corner bath together with Mira shower unit with clear screen, wash hand basin set into vanity unit and low level WC.

Outside

There is direct access via a dropped kerb to a block paved car parking bay and rear vehicular access to a detached concrete sectional garage with up and over door and side personal door, fully fenced rear garden with paved terrace, lawn and gate giving rear pedestrian access.

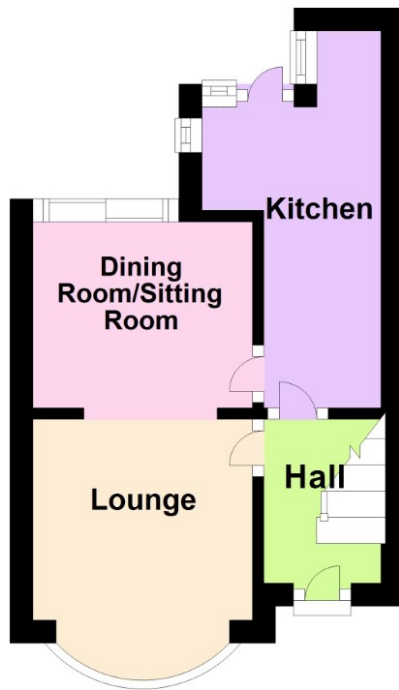
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FLOORPLAN

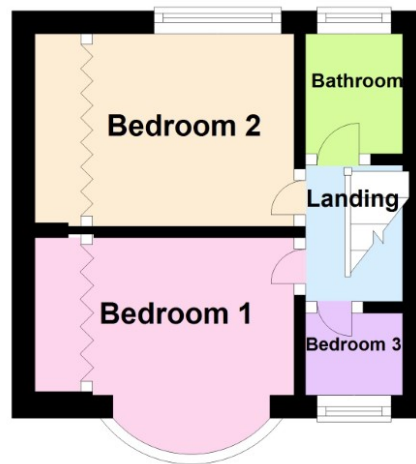
Ground Floor

Approx. 12.3 sq. metres (132.3 sq. feet)



First Floor

Approx. 9.5 sq. metres (102.4 sq. feet)



Total area: approx. 21.8 sq. metres (234.7 sq. feet)