



190 Sedgemoor Road, Coventry, CV3 4DZ
Offers Over £210,000

THREE BEDROOMS... VACANT... NO UPWARD CHAIN... THROUGH LOUNGE DINING ROOM... FAMILY SHOWER ROOM... PVCU DOUBLE GLAZING... GAS CENTRAL HEATING... PERFECT FOR THE FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY... Located on the sought after Stonehouse Estate, perfect for Jaguar Land Rover and for those that use the motorway network, you really do need to view the property to appreciate everything that is being offered for sale. Briefly comprising of three bedrooms, modern family shower room, through lounge dining room, modern white kitchen, front and rear gardens and having the added benefit of being offered as VACANT and NO UPWARD CHAIN. For those that are first time buyers or looking for their next investment property, could this property be for you? Call us now to book your viewing appointment.

Front Garden



Having walled fore garden with block paved inset and central flower bed and access through the front door into the:

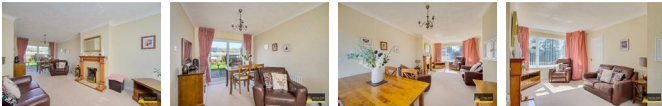
Entrance Hallway



Having stairs off to the first floor and door leading off to the:

Lounge / Dining Room

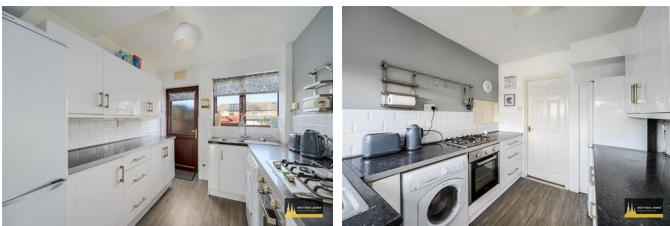
23'9 x 10'10 (7.24m x 3.30m)



Having a PVCu double glazed bay window to the front elevation, inset feature fireplace with real flame gas fire and sliding patio doors to the rear elevation.

Kitchen

9'5 x 7'10 (2.87m x 2.39m)



Having a PVCu double glazed window to the rear elevation and a PVCu double obscure glazed door with a range of wall, base and drawer units with roll top work surface over, serving hatch to the dining area, space and plumbing for a washing machine,

integrated oven with four ring gas hob and tiling to all splash prone areas.

First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

Bedroom One

13'7 x 10'0 (4.14m x 3.05m)



Having a PVCu double glazed bay window to the front elevation, fully fitted wardrobes to the one wall with matching dressing table and bedside tables.

Bedroom Two

10'6 x 10'0 (3.20m x 3.05m)



Having a PVCu double glazed window to the rear elevation and cupboard housing the Baxi central heating boiler to the one wall.

Bedroom Three

7'0 x 7' (2.13m x 2.13m)



Having a PVCu double glazed window to the front elevation.

Shower Room

6'5 x 5'9 (1.96m x 1.75m)



Having a PVCu double obscure glazed window to the rear elevation, 'walk-in' corner shower enclosure, vanity unit with inset wash hand basin with storage beneath and low level flush WC with modern tiling to all splash prone areas.

Rear Garden

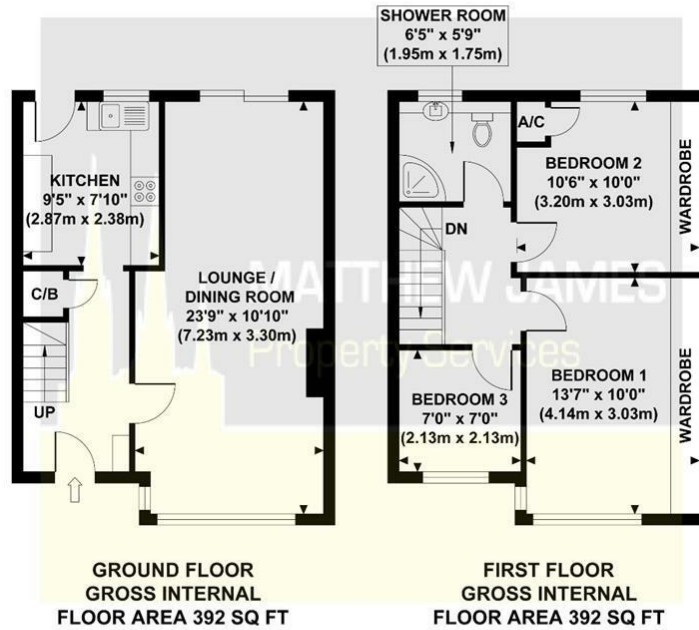


Having fenced perimeter with paved patio area, mainly laid to lawn, outside storage shed, further shed, planted beds with pedestrian gate that leads to the rear vehicular access area.

Floor Plan

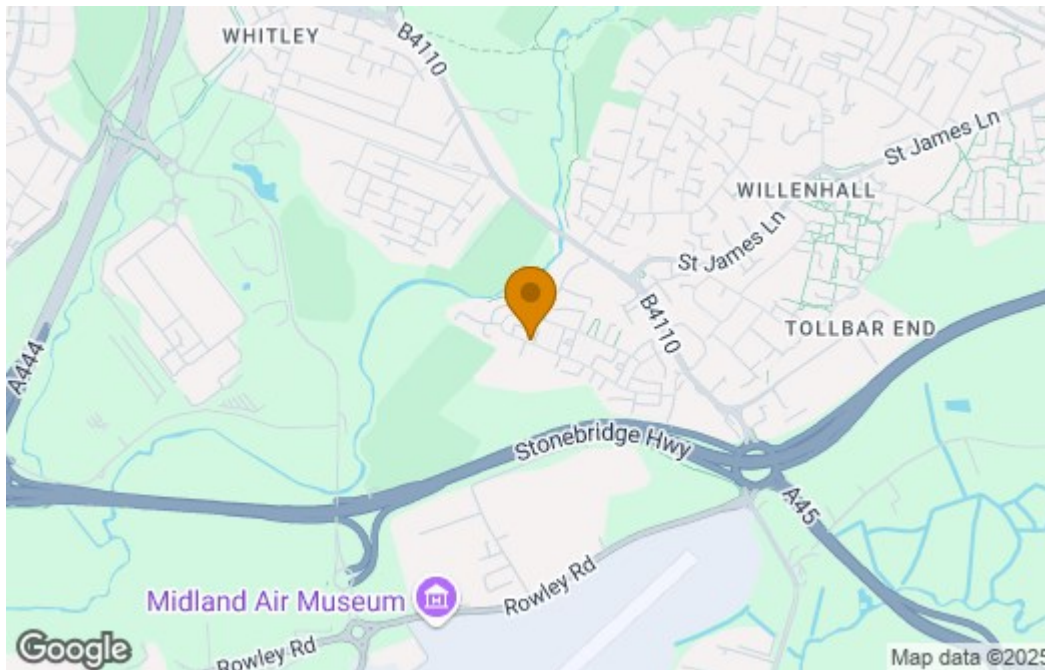
190 SEDGEMOOR ROAD

Approximate Gross Internal Area 784 sq ft / 72.80 sq m

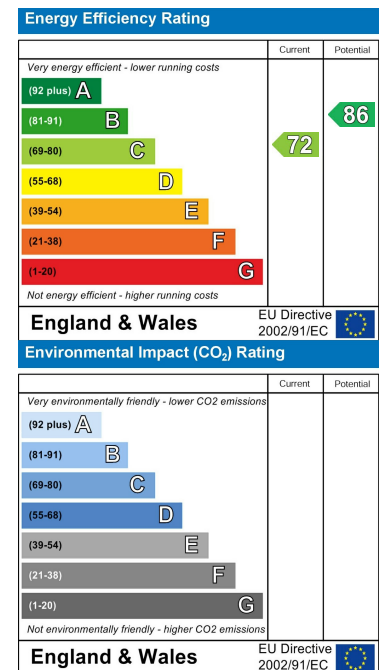


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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