



49 Aldermoor Lane, Coventry, CV3 1BS **Offers Over £245,000**

FOUR BEDROOMS... MASTER EN-SUITE SHOWER ROOM... BASED OVER THREE FLOORS... OPEN PLAN KITCHEN DINING ROOM... SUN ROOM... GARAGE ROOM (PERFECT AS HOME GYM / WORKSHOP / BAR)... CLOSE TO ALL AMENITIES... PERFECT FOR THE GROWING FAMILY... MAINTENANCE FREE REAR GARDEN. Located on Aldermoor Lane in Coventry, this charming mid-terrace house offers a delightful blend of comfort and modern living. With four spacious bedrooms, including a master en-suite, this property is perfect for growing families or those seeking extra space. Spread over three well-designed floors, the layout ensures ample room for relaxation and entertainment. The heart of the home is the open-plan 'L-shape' kitchen and dining room, which creates a warm and inviting atmosphere for family gatherings and social occasions. Additionally, a sunroom provides a lovely spot to enjoy natural light, making it an ideal retreat for quiet moments. This property also features a garage room, providing convenient storage or potential for a workshop. Located close to local amenities, residents will find everything they need within easy reach, enhancing the overall convenience of this lovely home. For those working at nearby Jaguar Land Rover or Peugeot Citroën, the location is particularly advantageous, making commuting a breeze. This property is not just a house; it is a wonderful opportunity to create a home in a vibrant community. Don't miss the chance to view this exceptional property that combines space, style, and practicality. Sound perfect for you and your next home or you or your family? Call us now to book your viewing.

Front Garden



Laid mainly to paving with hedged and fenced perimeter, lovely feature timber porchway that leads you through the front door and into the:

Entrance Hallway



Having stairs that lead off to the first floor, under stairs storage and door that leads to the:

Living Room

13'11 x 12'1 (4.24m x 3.68m)



Having a PVCu bay window to the front elevation and wall mounted electric modern fireplace.

Open Plan Kitchen Dining Room

17'10 x 11'5 (5.44m x 3.48m)



Having a PVCu double glazed window to the rear elevation, a range of modern gloss, wall, base and drawer units with roll top work surface over, space and plumbing for a range style cooker, room for a good sized dining table and seating, breakfast bar, space for a USA style fridge freezer, opening to the Sunroom / Garden room and further opening to the:

Further Kitchen

12'9 x 5'1 (3.89m x 1.55m)



Extension to the kitchen area with a PVCu double glazed window to the rear and side elevations, a range of shelving and wall mounted cupboards, double glazed door that leads to the rear garden area with space and plumbing for a washing machine and dishwasher.

Sun Room / Garden Room

10'9 x 7'4 (3.28m x 2.24m)



Being of dwarf wall design with PVCu double glazed windows, power, heating and French doors that lead to the rear garden area.

First Floor Landing



Having balustrade, stairs that lead off to the second floor and doors that lead to:

Bedroom Two

13'11 x 10'8 (4.24m x 3.25m)



Having a PVCu double glazed bay window to the front elevation.

Bedroom Three

11'5 x 11'1 (3.48m x 3.38m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Four

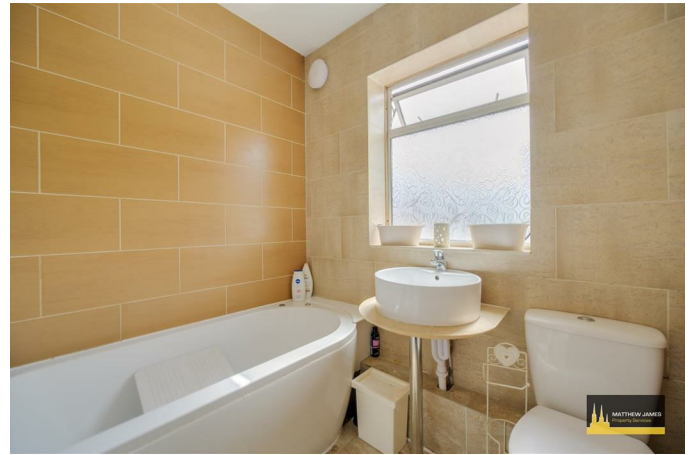
7'5 x 7' (2.26m x 2.13m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom

6'4 x 5'10 (1.93m x 1.78m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with rain head shower over, low level flush WC, feature wash hand basin, heated ladder style towel rail and tiling to all splash prone areas.

Second Floor Landing

Having door that leads to the:

Master Bedroom

16'3 x 14' (4.95m x 4.27m)



Having a PVCu double glazed dormer window to the rear elevation and door that leads to the:

Master Bedroom En-Suite

5'1 x 4'10 (1.55m x 1.47m)



Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure with Triton T80 shower, low level flush WC, corner wash hand basin, extractor and tiling to all splash prone areas.

Rear Garden



Having a decked patio area, area mainly laid to paving, pedestrian rear gate and access into the:

Garage Room

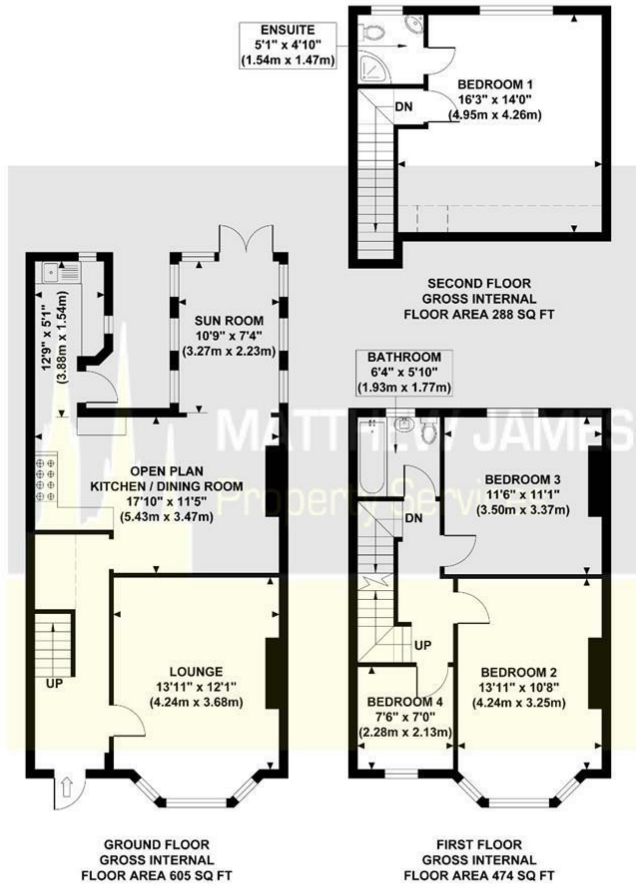
15'9 x 10'10 (4.80m x 3.30m)

Having power and lighting. Perfect for the home bar, gym or workshop.

Floor Plan

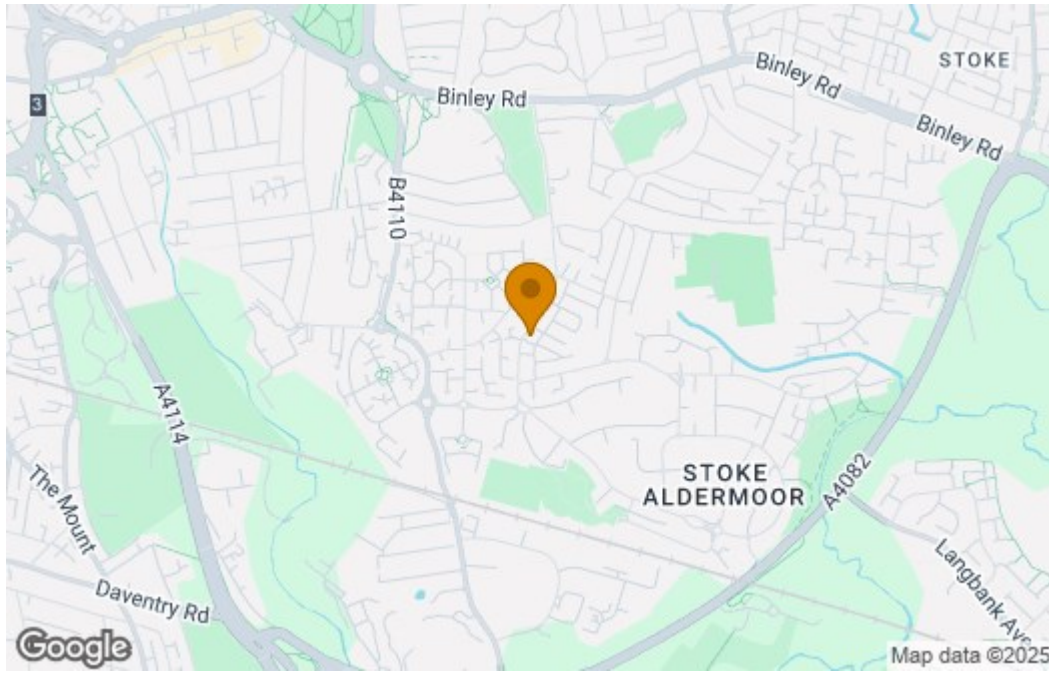
49 ALDERMOOR LANE

Approximate Gross Internal Area
1367 sq ft / 126.99 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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