



**Silverdale Close Aldermans Green Coventry CV2**  
**£360,000**

**Benburys**  
SALES AND LETTINGS

Welcome to this extensively extended end terraced house on Silverdale Close, Coventry! With \*\*NO CHAIN\*\*, this property offers a rare opportunity for a smooth and hassle-free purchase.

The property features an extended kitchen, a downstairs family room, a downstairs WC, and a utility room, making it feel like almost two houses in one. The parking space for 2 vehicles adds convenience to your daily life, ensuring you never have to worry about finding a spot.

Boasting \*\*FIVE BEDROOMS\*\* and \*\*TWO UPSTAIRS BATHROOMS\*\*, this home is perfect for a growing family or those who love to have guests over. The spacious layout includes 2 reception rooms, providing ample space for relaxation and entertainment.

Located close to local parkland, motorway networks and local amenities.

#### Entrance Hallway

A welcoming, neutrally decorated space featuring tiled flooring. The hallway provides access to the main reception rooms and stairs to the first floor.

#### Lounge

**26'4 x 11'9 (8.03m x 3.58m)**

The heart of this family home, the 26-foot lounge offers great family living space, with double-glazed windows at the front and double doors opening into the extended kitchen, carpeted flooring and two double central heated radiators.

#### Kitchen/Diner

**21'2 x 15'2 (6.45m x 4.62m)**

This fully extended, open-plan kitchen and dining area is fitted with plenty of cupboards, built in gas hob and double electric oven, inset one and a half bowl stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, integrated fridge freezer & dishwasher, finished with laminate flooring and spot lights. Central heating radiator and double glazed patio doors. Doors leading to the downstairs family room, downstairs WC and utility room

#### Family/Sitting Room

**16'6 x 12' (5.03m x 3.66m)**

Located at the rear of the property, the family room offers direct access to the garden through a rear door, providing a versatile space perfect for entertaining or relaxing.

#### Downstairs WC

WC, low level W.C. pedestal wash hand basin, fully tiled walls and flooring.

#### Utility Room

**8'4 x 9'5 (2.54m x 2.87m)**

Fully tiled walls & flooring, plumbing for washing machine and space for tumble drier, central heating radiator, combination boiler, double glazed window to side aspect and door leading to the integral garage.

#### DISCLAIMER

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#### Garage

**16'5 x 9'5 (5.00m x 2.87m)**

Integral garage with up and over doors. Electrics and lighting

#### Bedroom One

**13'6 x 10'11 (4.11m x 3.33m)**

This good size double room has ample space for wardrobes and other furniture with central heating radiator, carpeted flooring and double glazed window overlooking the front aspect of the property.

#### Bedroom Two

**12'9 x 11'6 (3.89m x 3.51m)**

This good size double room enjoys built in wardrobes, central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

#### Bedroom Three

**7'10 x 7 (2.39m x 2.13m)**

This room offers adequate proportions for a single bed and wardrobe or could be used as a great study/office space. There is a single central heating radiator, carpeted flooring and a double glazed window overlooking the front aspect of the property.

#### Family Bathroom One

**7'10 x 6'6 (2.39m x 1.98m)**

Fitted corner shower with glass screen and combination shower, low level W.C and pedestal wash basin. This fully tiled bathroom benefits from a central heated towel rail/tiled flooring and a double glazed opaque window to the rear aspect.

#### Bedroom Four

**11'5 x 9'1 (3.48m x 2.77m)**

This room offers adequate proportions for a single bed and wardrobe. There is a single central heating radiator, carpeted flooring and a double glazed window overlooking the rear aspect of the property.

#### Bedroom Five

**7'10 x 9'1 (2.39m x 2.77m)**

Another double bedroom with central heated radiator, carpeted flooring and double glazed window overlooking the front aspect of the property.

#### Family Bathroom Two

**6'8 x 6'1 (2.03m x 1.85m)**

Fitted corner shower with glass screen and electric shower, low level W.C and pedestal wash basin, central heated towel rail, vinyl flooring and a double glazed opaque window to the side aspect.

#### Rear Aspect

Low maintenance rear garden with double metal gates allowing access for further parking if required

