 **3**  
Bedrooms

 **1**  
Bathroom



**\*\*NO ONWARDS CHAIN\*\*100ft REAR GARDEN\*\*** Welcome to your new home in Alderman's Green! This delightful 3-bedroom semi-detached property exudes charm and character, offering a perfect blend of comfort and convenience for modern family living. As you step through the entrance hallway, you're greeted by the inviting lounge, complete with a bay window and feature fireplace, creating a luxurious and cozy atmosphere to unwind in. The modern kitchen/diner is a hub of activity, featuring sleek fittings, including an oven, electric hob, dishwasher, washer/dryer, and ample space for further appliances, while the understairs storage cupboard neatly houses the meters, keeping clutter at bay. Upstairs, three well-proportioned bedrooms provide ample space for the whole family, complemented by a modern part-tiled white suite family bathroom, complete with a shower over the bath for added convenience. Outside, the property boasts a driveway and lawned garden to the front, with side access, while the expansive rear garden, spanning approximately 100 feet, offers a serene oasis with its lush greenery, wooden shed, greenhouse, outside toilet, and storage cupboard, providing both privacy and tranquility for outdoor enjoyment. With double glazing, gas central heating, off-road parking, and the added bonus of no onward chain, this property ticks every box for comfortable family living. Don't miss out - call the office now to arrange a viewing!

Good to know:

Council Tax Band - B - £1786

EPC - C

Internal floor area - 83 Square meters / 893 square foot

Boiler - installed in 2018.

Loft - accessed via the landing, part boarded, no ladder.

No onwards chain

If rented, we expect around £1,150pcm.

Measurements in foot.

Lounge - 12.57 x 12.96 (max)

Kitchen/diner - 17.79 x 13.00

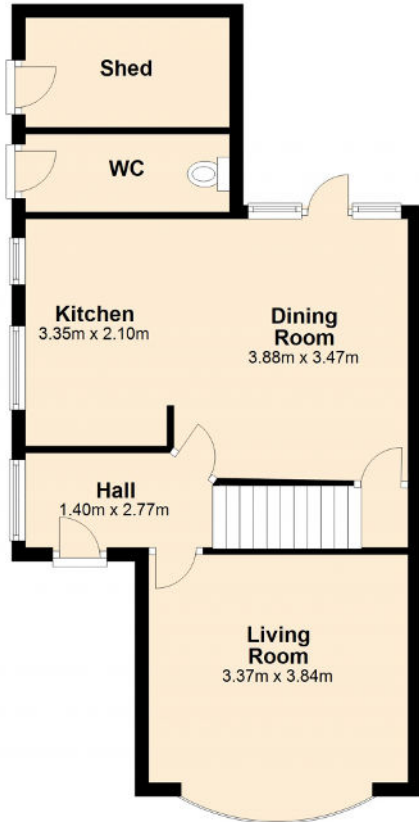
Bedroom 1 - 12.64 x 10.52

Bedroom 2 - 10.70 x 10.18

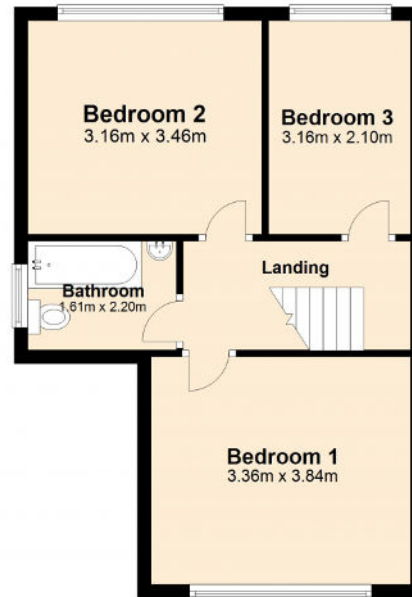
Bedroom 3 - 10.58 x 7.02

Bathroom - 5.21 x 6.94

**Ground Floor**



**First Floor**



Total area: approx. 90.9 sq. metres

FOR IDENTIFICATION PURPOSES ONLY  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Aldermans Green Road, Aldermans Green, Coventry, CV

