



**Four Bedroom Detached House –
unique and must view.**

£325,000

UP Estates



£325,000

- Extended Detached Property
- Four Bedrooms
- Three Reception Rooms
- En-suite & Walk-In Wardrobe to Bedroom One
- Flexible Living Accommodation
- Driveway & Garage Parking
- Downstairs W/C
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FULL DESCRIPTION

FLEXIBLE LIVING ACCOMODATION - FOUR BEDS, THREE RECEPTION ROOMS* TAKE THE 3D VIRTUAL. Up Estates are pleased to bring to the market this four bedroom detached family home located on this enviable plot in a quiet cul de sac with green spaces to the front and rear aspects nearby to popular schools, road links and amenities. Offering Three Reception Rooms, a downstairs W/C as well as an En-suite and Family Bathroom, off-road parking and a good-sized garden. Briefly the property comprises; Porch, Hall, W/C, Lounge, Dining Room, Study and Kitchen to the ground floor. On the first floor there are Four Bedrooms - One with En-suite and Walk-In Wardrobe, and the Bathroom. To the exterior there is a driveway and a lawn to the front, and an enclosed landscaped garden to the rear with access to the Garage. The property also has solar panels on a lease basis.

PORCH

Giving access to the Hall.

HALL

With stairs ascending to the first floor and doors leading to the W/C, Lounge, Dining Room and Kitchen.

W/C

With a low level W/C, hand wash basin, double glazed window and central heated radiator.

LOUNGE

18' 8" x 12' 9" (5.7m x 3.9m)

Having a central heated radiator, a double glazed window and double glazed sliding doors leading out into the rear garden.

DINING ROOM

11' 5" x 10' 2" (3.5m x 3.1m)

A good-sized Dining Room having a central heated radiator and a double glazed window to the front aspect. There is a door leading to the Study.

STUDY

10' 9" x 10' 2" (3.3m x 3.1m)

A useful study space with a central heated radiator, double glazed window to the front aspect and access to a storage cupboard.

KITCHEN



9' 6" x 9' 2" (2.9m x 2.8m)

Including a matching range of wall and base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, a hob with double oven below, and access to a pantry cupboard. There is a double glazed window to the rear aspect.

LANDING

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

BEDROOM ONE

10' 9" x 16' 0" (3.3m x 4.9m)

A sizeable main bedroom having a central heated radiator, double glazed window to the front aspect and doors leading to a Walk-In Wardrobe and the En-suite.

WALK-IN WARDROBE

ENSUITE

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated radiator





and double glazed window.

BEDROOM TWO

9' 10" x 9' 2" (3.0m x 2.8m)

A double bedroom having a central heated radiator and double glazed window to the rear aspect.

BEDROOM THREE

9' 2" x 8' 6" (2.8m x 2.6m)

A third double bedroom having a central heated radiator and double glazed window to the front aspect.

BEDROOM FOUR

8' 2" x 8' 6" (2.5m x 2.6m)

Having a central heated radiator and double glazed window to the front aspect.

BATHROOM

A tiled family bathroom having a bathtub with shower over, a low level W/C, pedestal wash basin, central heated radiator and double glazed window.

FRONT ASPECT

Having a driveway, a lawn and side access to the rear.

GARDEN

An enclosed, good-sized rear garden with a patio seating area, a lawn, fencing along the boundaries and a gate accessing the Garage to the rear.

GARAGE

Situated to the rear of the property and having an up-and-over door.





Alex Grierson Close, Coventry, CV3 2QJ



FLOORPLAN



Ground Floor

Floor area 66.0 sq. m. (710 sq. ft.) approx



First Floor

Floor area 62.0 sq. m. (667 sq. ft.) approx

Total floor area 128.0 sq. m. (1,378 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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CONTACT

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