



**3 Bedroom Detached House located
in Coventry.**

£300,000

UP Estates



3



2



1



C



TBC



88 m2



FULL DESCRIPTION

Here we have an excellent opportunity to purchase a detached property which is beautifully presented throughout and is located in a popular area of Coventry just off Binley Road. This fantastic family home benefits from a driveway & garage for off-road parking, owned solar panels, an En-suite to Bedroom One as well as a downstairs W/C, an attractive Kitchen/Diner and full central heating and double glazing. In brief the property comprises; Hall, W/C, Lounge and Kitchen/Diner to the ground floor, and on the first floor there are Three Bedrooms - One with an En-suite - and the Family Bathroom. Externally offering a driveway directly to the side of the property with access to the Garage, and an enclosed Garden to the rear.

HALL

With stairs ascending to the first floor and doors leading to the W/C, Lounge and Kitchen/Diner. There is also access to a storage cupboard.

W/C

Having a low level W/C, wash hand basin and central heated radiator.

LOUNGE

9' 11" x 17' 8" (3.04m x 5.39m)

A good-sized Lounge benefitting from a double glazed bay window to the front aspect, a central heated radiator and French doors leading out into the rear garden.

KITCHEN/DINER

10' 10" x 17' 8" (3.31m x 5.39m)

An attractive Kitchen/Diner with space for a dining table, a central heated radiator and French doors leading out into the rear garden. The kitchen includes a matching range of wall and base mounted units with work surfaces over and upstand, a sink with drainer and mixer tap, a gas hob with an extractor fan over, and an integrated double oven. There is also a double glazed window to the front aspect and space for appliances.

Offers Over £300,000

- Detached Property
- Three Bedrooms, One with En-suite
- Downstairs W/C & Family Bathroom
- Attractive Kitchen/Diner
- Enclosed Rear Garden
- Driveway & Garage
- Beautifully Presented
- Solar Panels Included



UP Estates



LANDING

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

BEDROOM ONE

11' 9" x 9' 11" (3.6m x 3.04m)

A double bedroom having a central heated radiator and double glazed window to the front aspect. There is a door leading to the En-suite.

ENSUITE

7' 1" x 5' 4" (2.16m x 1.64m)

Benefitting from a tiled shower cubicle, low level W/C, central heated towel rail and double glazed window.

BEDROOM TWO

10' 4" x 9' 4" (3.16m x 2.86m)

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





BEDROOM THREE

11' 7" x 6' 11" (3.54m x 2.13m)

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

BATHROOM

5' 6" x 6' 6" (1.7m x 2.0m)

Being partially tiled and having a panelled bathtub, low level W/C, pedestal wash basin, central heated towel rail and a double glazed window.



GARDEN

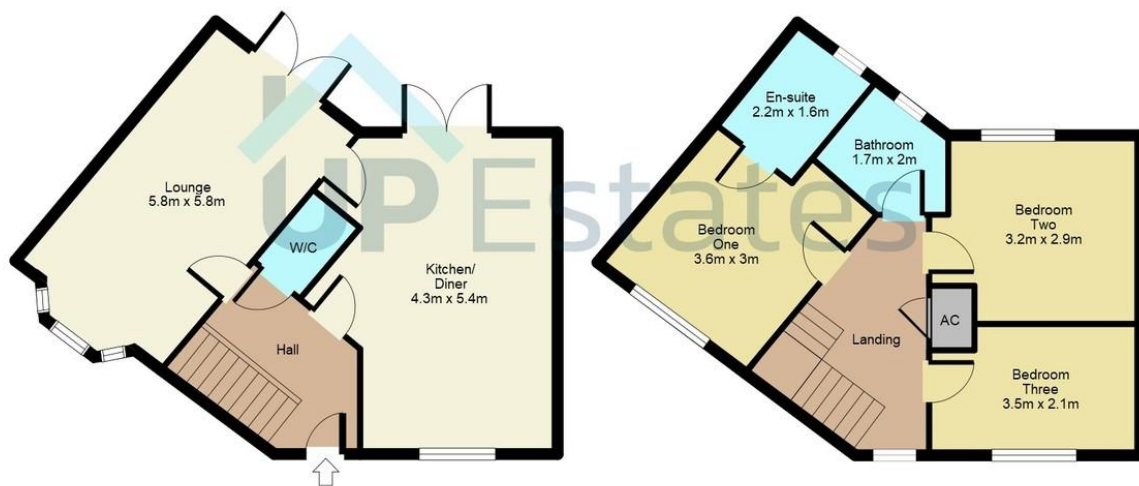
An enclosed rear garden with an initial paved seating area followed by a lawn with fencing along the boundaries.



Matilda Mews Coventry CV3 1LU



FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.
(c) Up Estates

APPROX GROSS INTERNAL FLOOR AREA: 88 sq. m

CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,
Warwickshire, CV3 2TQ

E enquiries@upestates.co.uk www.up-estates.co.uk

T 024 7771 0780

