



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

**£280,000 (Offers Over)**

**UP Estates**





### FULL DESCRIPTION

**\*\*Gated Off-Road Parking - Three Double Bedrooms - Popular Location\*\*** Here is an excellent opportunity to purchase a Three Double Bedroom semi-detached property which overlooks a green and is located in the popular area of Walsgrave. Being conveniently situated within close proximity to University Hospital, a range of shops at Cross Point retail park, and with easy access to the M6 and M69. The property itself offers gardens to the front & rear, gated off-road parking to the rear, and an En-suite as well as the downstairs W/C. Briefly comprising of; Hall, W/C, Lounge, Kitchen/Diner, Three Double Bedrooms - with an En-suite to Bedroom One - and the Family Bathroom. Call now to view!



3



2



1



C



TBC



90 m<sup>2</sup>

## Offers Over £280,000

- Three Double Bedrooms
- Gated Off Road Parking
- Gardens To Front & Rear
- Ensuite & WC
- Well Presented Throughout
- Popular Location
- Surrounding Amenities
- Gas Central Heating

### HALL

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

### W/C

**3' 5" x 5' 10" (1.06m x 1.8m)**

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

### LOUNGE

**9' 7" x 17' 9" (2.94m x 5.42m)**

Having a central heated radiator, double glazed bow window to the front aspect, and French doors leading out to the rear garden.

### KITCHEN/DINER

**8' 11" x 15' 0" (2.73m x 4.59m)**

A social Kitchen/Diner with space for a dining table, a central heated radiator and double glazed windows to the front & rear aspects. The kitchen includes 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, gas hob with extractor fan over and oven below, and space for appliances.



#### **LANDING**

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

#### **BEDROOM ONE**

**9' 10" x 11' 5" (3.02m x 3.5m)**

A double bedroom having built-in storage cupboards, a central heated radiator, double glazed window to the front aspect, and a door leading to the En-suite.

#### **ENSUITE**

**7' 5" x 3' 4" (2.28m x 1.02m)**

Being partially tiled and benefitting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated radiator and a double glazed window.

#### **BEDROOM TWO**

**15' 2" x 8' 1" (4.64m x 2.47m)**

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





### **BEDROOM THREE**

**12' 0" x 6' 8" (3.68m x 2.05m)**

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

### **BATHROOM**

**6' 10" x 6' 4" (2.1m x 1.95m)**

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated radiator and a double glazed window.

### **FRONT ASPECT**

Offering a front lawn with a paved path leading to the front door. The front of the property benefits from overlooking an attractive green.

### **GARDEN**

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



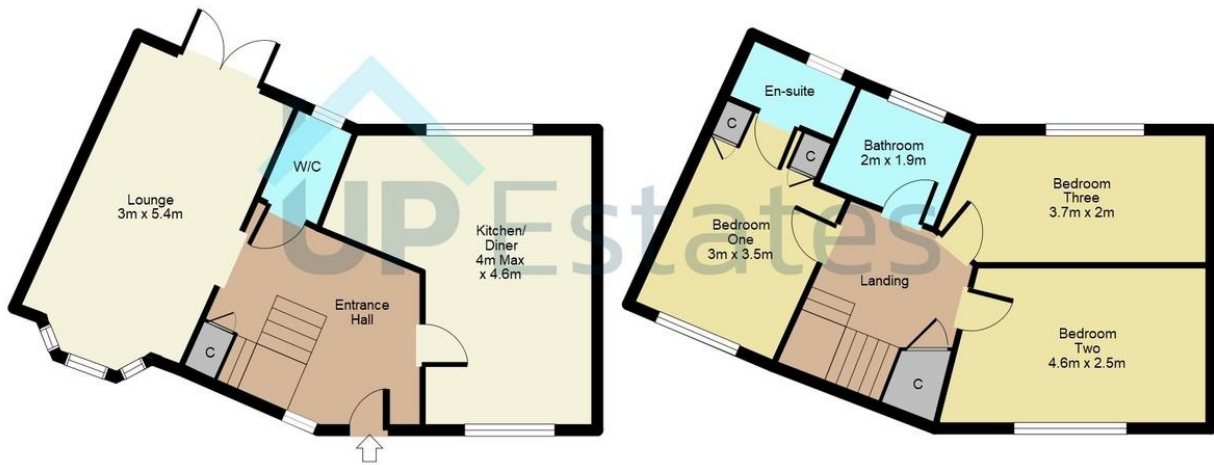




Elizabeth Way Coventry CV2 2LR



## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX GROSS INTERNAL FLOOR AREA: 90 sq. m

### CONTACT

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