



**2 Bedroom Semi-Detached House  
located in Coundon.**

**£170,000 (Offers Over)**

**UP Estates**





2



1



1



A



EPC

TBC



68 m<sup>2</sup>



### FULL DESCRIPTION

**\*\*Well-Presented Semi-Detached Home\*\*** Located in popular Coundon is this Two Double Bedroom semi-detached property which would make a superb First Home with fantastic living space, and being a short distance from Coventry city centre. Being in excellent condition and offering a good-sized rear garden, a downstairs W/C, full central heating and double glazing throughout. Briefly comprising; Hall, Lounge, Kitchen/Diner, Lobby and W/C to the ground floor, and Two Double Bedrooms and the Family Bathroom to the first floor. Viewing is recommended.

### HALL

With stairs ascending to the first floor and a door leading to the Lounge.

### LOUNGE

**14' 2" x 12' 9" (4.34m x 3.91m)**

Having a fireplace with surround, a central heated radiator, double glazed window to the front aspect and a door leading to the Kitchen/Diner.

### KITCHEN/DINER

**13' 1" x 8' 3" (3.99m x 2.54m)**

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, gas hob with an extractor fan over and oven below, and space for appliances. There is also a central heated radiator, double glazed window to the rear aspect and a door leading to the Lobby.

### LOBBY

With access to a storage cupboard beneath the stairs, and doors leading to the W/C and outside.

### W/C

Having a low level W/C, hand wash basin and double glazed window to the rear aspect.

### LANDING

With stairs rising from the ground floor and doors leading to accommodation.

## Offers Over £170,000

- Semi-Detached Property
- Two Double Bedrooms
- Lounge & Kitchen/Diner
- Downstairs W/C
- Enclosed Rear Garden
- Popular Location



#### **BEDROOM ONE**

**13' 10" x 12' 11" (4.24m x 3.94m)**

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

#### **BEDROOM TWO**

**9' 1" x 8' 3" (2.77m x 2.54m)**

Another double bedroom with a fitted wardrobe, a central heated radiator and double glazed window to the rear aspect.

#### **BATHROOM**

A fully tiled Family Bathroom having a panelled bath with shower over, low level W/C, hand wash basin, central heated radiator and a double glazed window.

#### **FRONT ASPECT**

A hard-landscaped front garden with low fencing along the boundaries, and side access to the rear.

#### **GARDEN**

An enclosed rear garden with a patio followed by a lawn, a decked seating area to the rear, and fencing along the boundaries for privacy.





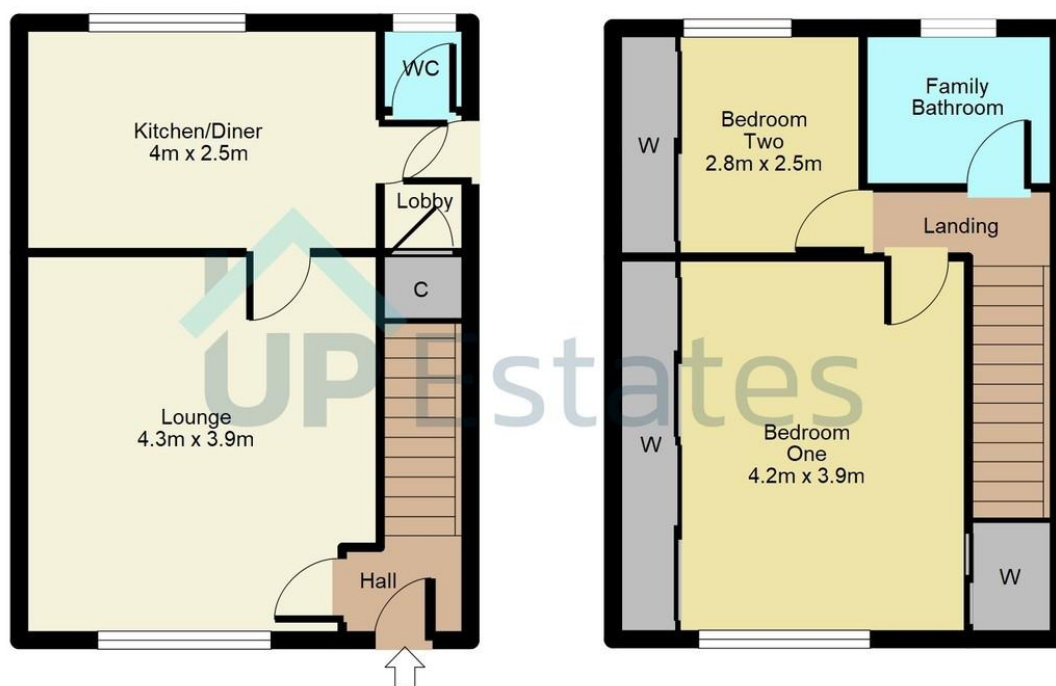




## Poole Road Coundon CV6 1HF



## FLOORPLAN



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

68 sq. m

### CONTACT

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

E [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk) [www.up-estates.co.uk](http://www.up-estates.co.uk)

T 024 7771 0780

