



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

**£280,000**

**UP Estates**



### FULL DESCRIPTION

\*\*\*Four Double Bedrooms\*\*\*Three Storey\*\*\* Up Estates are pleased to market this four bedroom semi-detached property located on Crescent Avenue and is within close proximity to local shops, schools and other useful amenities. Benefitting from four double bedrooms and plenty of living space, this three storey property is available for viewings! Very briefly this property comprises of; Porch, Hallway, Lounge, Kitchen, Dining Room, Conservatory and W/C to the ground floor. To the first floor there are three double Bedrooms and the family Shower Room, with the second floor offering another double Bedroom. Externally there is a driveway to the side of the property and a generous garden to the rear with side access. Also benefitting from full central heating and double glazing throughout.

#### PORCH

With a door leading into the Hall.

#### HALLWAY

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

#### LOUNGE

**12' 6" x 12' 2" (3.82m x 3.72m)**

A bright front living room having a central heated radiator and a double glazed bay window to the front aspect.

#### KITCHEN

**8' 4" x 25' 1" (2.55m x 7.67m)**

Including a matching range of wall and base mounted units with work surfaces over, a stainless steel sink with drainer and mixer tap, tiled splashback, space and plumbing for washing machine and dishwasher, a central heated radiator and sliding doors leading to the conservatory.

#### W/C

Having a low level W/C, pedestal wash basin and a double glazed opaque window.



4



1



2



A



EPC

TBC



143  
m2

£280,000

- Three Storey Semi-Detached Property
- Four Double Bedrooms
- Downstairs W/C
- Three Reception Rooms
- Driveway To Side Of Property
- Spacious Rear Garden



#### **DINING ROOM**

**10' 0" x 12' 11" (3.05m x 3.95m)**

A spacious dining room having a central heated radiator and bi-folding doors leading to the conservatory.

#### **CONSERVATORY**

**10' 0" x 6' 11" (3.05m x 2.12m)**

A light-filled room having double glazed windows and French doors opening to the rear garden.

#### **LANDING**

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

#### **BEDROOM TWO**

**12' 6" x 12' 1" (3.83m x 3.70m)**

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

#### **BEDROOM THREE**

**9' 11" x 9' 11" (3.03m x 3.03m)**

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





#### **BEDROOM FOUR**

**8' 6" x 15' 9" (2.60m x 4.82m)**

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

#### **SHOWER ROOM**

**5' 9" x 7' 0" (1.77m x 2.15m)**

Benefiting from a tiled double shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and double glazed opaque window.

#### **LANDING**

With stairs rising from the first floor and a door leading to Bedroom One.



#### **BEDROOM ONE**

**18' 5" x 18' 0" (5.63m x 5.5m)**

A spacious double bedroom with two double glazed windows to the rear aspect.

#### **FRONT ASPECT**

A small step leading to the porch and a low wall surround. Also including access to a driveway at the side of the property.

#### **GARDEN**

A spacious and enclosed rear garden with a paved patio area followed by a long lawn with fencing along the boundaries and plenty of shrubberies.

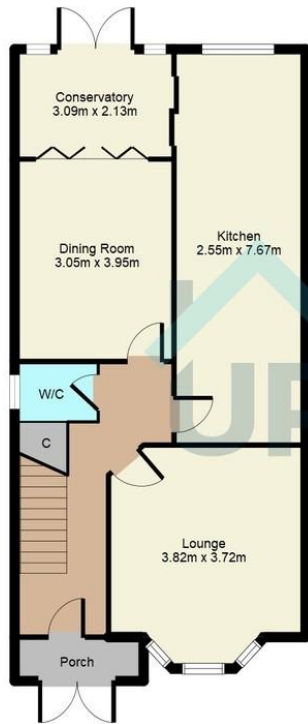




Crescent Avenue Coventry CV3 1HE

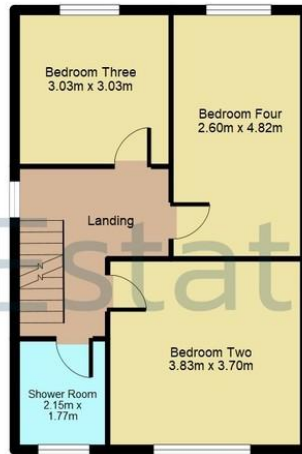


## FLOORPLAN



APPROX GROSS INTERNAL FLOOR AREA: 143 sq. m

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



### CONTACT

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