



**4 Bedroom Detached House located
in Allesley.**

£360,000 Offers Over

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FULL DESCRIPTION

****Desirable Allesley Location - Fantastic Family Home - NHBC Warranty Remaining**** This well proportioned four bedroom detached home is now available for purchase! Situated in a sought-after location within the catchment area for Coundon Court, and being close to a range of local amenities. Boasting off-road parking for multiple vehicles. Briefly comprising of; front lawn, driveway, garage, entrance hall, dining room, downstairs WC, kitchen/breakfast room, living room and private spacious garden to the ground floor. On the first floor there are four bedrooms, bedroom one benefits from an ensuite shower room and finally the main bathroom. Call now to view!



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TBC



106 sq.m

Offers Over £360,000

- NHBC Warranty Remaining
- Four Bedroom Detached Home
- Garage & Driveway
- Well Proportioned, Ideal Family Home
- Modern & Spacious Accommodation
- Private & None Over Looked Garden
- Coundon Court Catchment Area

FRONT ASPECT

An attractive detached house with front lawn, driveway & garage access.

ENTRANCE HALL

A welcoming entrance hall with doors leading to the dining room, wc, living room, kitchen/breakfast room and stairs ascending to the first floor.

DINING ROOM

7' 10" x 9' 5" (2.39m x 2.88m)

Currently used as an office, this versatile room has a double glazed window and central heated radiator.

WC

Benefiting from a low level w/c, wash hand basin and central heated radiator.

LIVING ROOM

15' 1" x 11' 3" (4.62m x 3.44m)

Having a stone feature electric fireplace, central heated radiator, double glazed windows and patio doors leading to the garden.



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KITCHEN/BREAKFAST ROOM
7' 10" x 6' 11" (2.39m x 2.13m)

Including a matching range of modern wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated gas hob, extractor, dishwasher, fridge-freezer and washing machine. There is space for a breakfast table and double glazed patio door's leading to the rear garden.

BEDROOM ONE
11' 1" x 14' 4" (3.38m x 4.39m)

With a double glazed window and central heated radiator. There is fitted wardrobes and door leading to the ensuite shower room.

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

BEDROOM TWO
8' 9" x 14' 4" (2.68m x 4.38m)

With a double glazed window, fitted wardrobes and central heated radiator.



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BEDROOM THREE

8' 9" x 11' 8" (2.67m x 3.58m)

With a double glazed window, fitted wardrobes and central heated radiator.

BEDROOM FOUR

8' 0" x 10' 9" (2.44m x 3.29m)

With a double glazed window and central heated radiator.

BATHROOM

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



REAR ASPECT

A private and spacious rear garden, predominantly lawn with fenced border.

DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



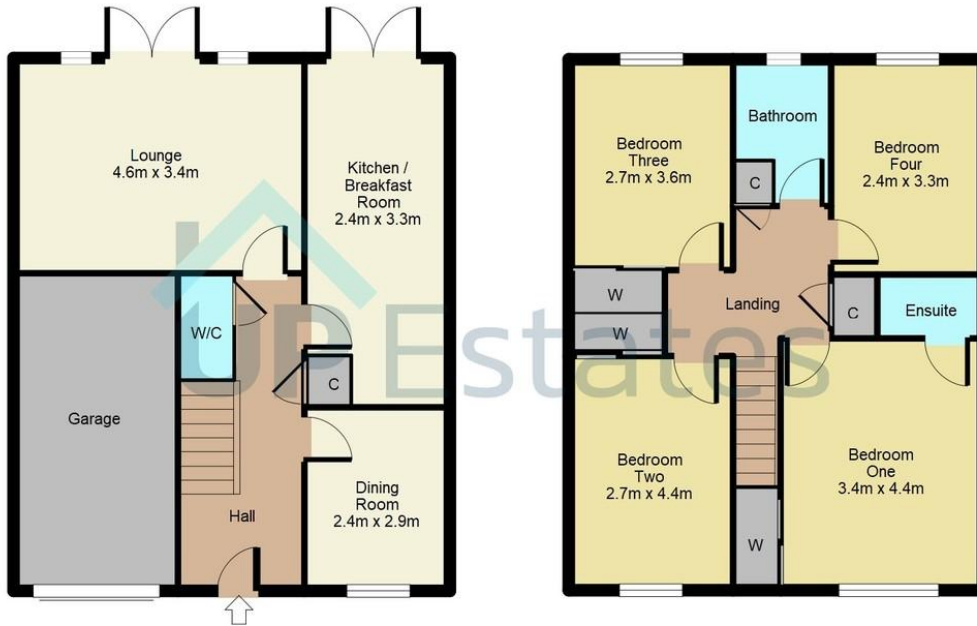
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

FLOORPLAN



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

Approx Internal Floor Area: 106 sq.m

CONTACT

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