



**3 Bedroom End Terraced House
located in Coventry.**

£250,000

UP Estates



3



1



2



B



TBC



80.5 sq.m

FULL DESCRIPTION

****NO CHAIN****Two Reception Rooms**Highly Desirable Location** A deceptively spacious three bedroom end of terrace home situated in a highly sought after part of Cheylesmore, within walking distance to a range of local amenities. This home very briefly comprises; driveway and secure gated side access, entrance hall, living room, extended kitchen/breakfast room with utility space, conservatory, rear garden and garage all to the ground floor. On the first floor there are three bedrooms and the family bathroom.

FRONT ASPECT

An attractive end of terrace home with driveway and secure gated side access. Situated in a sought after part of Cheylesmore and within walking distance to a range of local amenities.

ENTRANCE HALL

A welcoming entrance hallway with doors leading to the living room, kitchen breakfast utility room and stairs ascending to the first floor.

LIVING ROOM

10' 7" x 17' 1" (3.25m x 5.21m)

A good sized living room with fireplace, gas central heated radiator and double glazed window.

KITCHEN/BREAKFAST ROOM

15' 5" x 16' 0" (4.72m x 4.9m Max)

Including a matching range of base and wall mounted units with roll over worktop. Inset single drainer sink unit with mixer tap and range of six single door base cupboards below, integrated dishwasher, three drawer base unit, inset four ring gas hob with concealed extractor hood above, tall housing unit with built in oven and top and bottom cupboards, comprehensive range of matching six single door wall mounted cupboards, double corner door unit, double door glass fronted display cabinet, space for fridge freezer, tile effect laminate flooring and uPVC double glazed double opening doors lead through to the conservatory.

£250,000

- No Forward Chain
- Garage & Driveway
- Extended Kitchen/Diner/Conservatory
- Three Bedrooms
- Highly Desirable Location
- Secure Gated Side Access



CONSERVATORY

7' 10" x 9' 1" (2.41m x 2.77m)

With central heating radiator, tiled flooring, ceiling light/fan, power sockets and double opening side doors lead out onto the rear garden.

UTILITY AREA

With fitted worktop surface, space and plumbing for washing machine and dryer, single door base cupboard, tall two door larder unit, wall mounted combi boiler, double panel central heating radiator, uPVC double glazed window overlooking the rear garden and tile effect laminate flooring.



BEDROOM ONE

10' 5" x 11' 6" (3.18m x 3.53m)

A double bedroom with fitted wardrobes, gas central heated radiator and double glazed window.

BEDROOM TWO

8' 0" x 10' 5" (2.44m to wardrobes x 3.2m)

A double bedroom with gas central heated radiator and double glazed window.



BEDROOM THREE

6' 0" x 7' 6" (1.83m x 2.31m)

A good sized single bedroom with gas central heated radiator and double glazed window.

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 lovely rear garden with steps leading down to the lawn and garage access.

DISCLAIMER

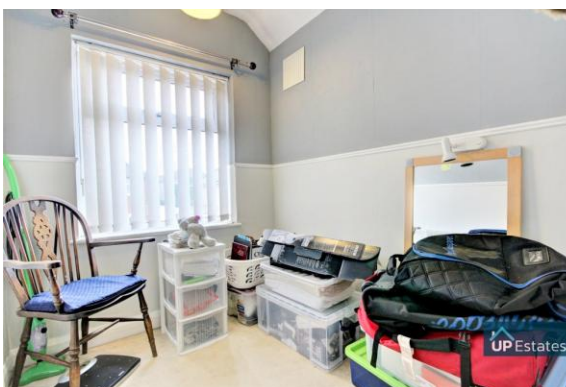
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





Silksby Street Coventry CV3 5FY



FLOORPLAN



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

Approx Internal Floor Area: 80.5 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

UP Estates