



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

£250,000

UP Estates



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84.8 sq.m

£250,000

- Three Double Bedrooms
- Three Reception Rooms
- Sought After Location
- Driveway
- WC & Spacious Bathroom
- Beautiful Rear Garden



FULL DESCRIPTION

****Three Reception Rooms**** **Three Double Bedrooms**** **Driveway**** This deceptively spacious three double bedroom terraced house situated in a highly sought after area is now available for purchase. Boasting driveway, front garden, entrance porch, dining room, WC, living room, playroom, kitchen and beautiful garden all to the ground floor. On the first floor there are three double bedrooms and the spacious family bathroom.

FRONT ASPECT

An attractive terraced home with driveway and front garden.

ENTRANCE PORCH

With a door leading into the dining room.

DINING ROOM

10' 3" x 16' 7" (3.13m x 5.08m)

A good sized dining room with double glazed window, gas central heated radiator, doors leading to the WC, kitchen, living room and stairs ascending to the first floor.

WC

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

LOUNGE

11' 5" x 14' 2" (3.48m x 4.32m)

A modern living room with double glazed bay window allowing plenty of natural light and central heated radiator.

PLAYROOM

8' 0" x 11' 4" (2.45m x 3.46m)

Patio doors lead out to the rear garden and this room included a central heated radiator.

KITCHEN

6' 4" x 13' 5" (1.95m x 4.09m)

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, double glazed window, integrated dishwasher, extractor fan, oven, gas hob and space for a range of alternative appliances.



BEDROOM ONE

10' 4" x 10' 10" (3.15m x 3.32m)

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

BEDROOM TWO

10' 4" x 10' 7" (3.15m x 3.23m)

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

BEDROOM THREE

9' 5" x 10' 6" (2.89m x 3.22m)

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



BATHROOM

6' 6" x 11' 6" (1.99m x 3.52m)

A large bathroom being partially tiled and having a panelled bath with handheld shower, separate tiled shower cubicle, low level W/C, wash basin with wall and base mounted storage units, central heated towel rail and a double glazed opaque window.



REAR ASPECT

This beautiful, low maintenance garden benefits from having rear access and a storage shed.

DISCLAIMER

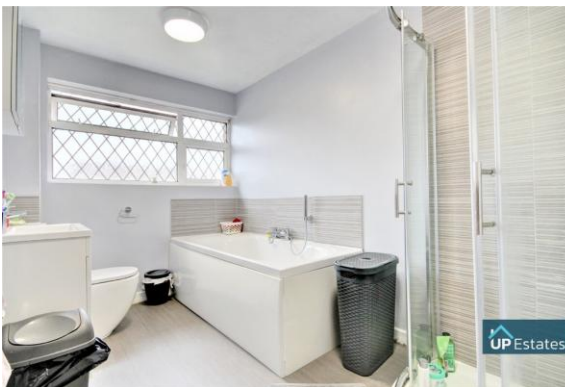
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

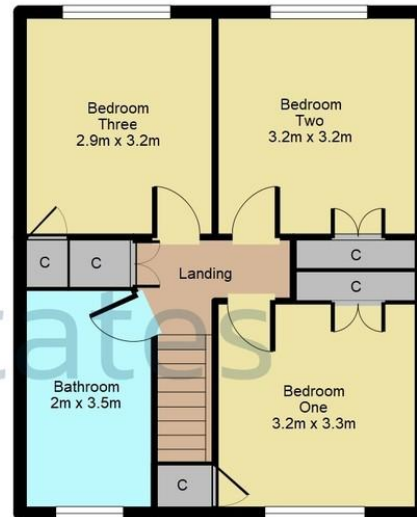
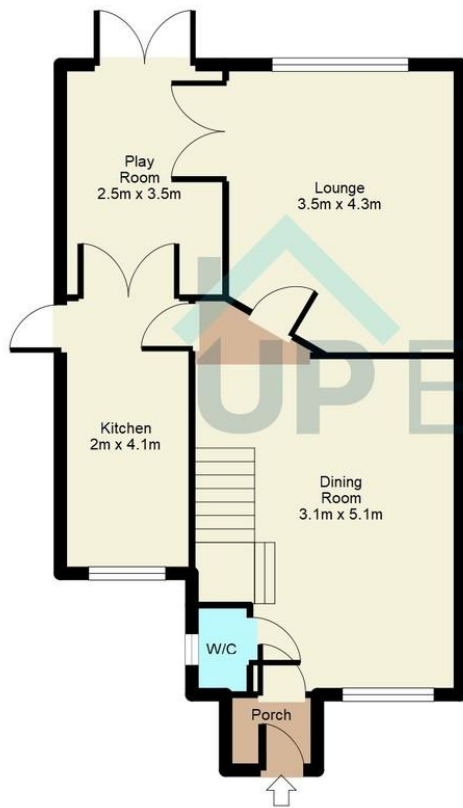
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Shelfield Close Coventry CV5 7HR

FLOORPLAN



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

Approx Internal Floor Area: 84.8 sq.m

CONTACT

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