



3 Bedroom Mid Terraced House  
located in Coventry.

£250,000

 UP Estates



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111 sq.m

## FULL DESCRIPTION

This immaculately presented, deceptively spacious, extended home has so much to offer! Benefitting from NO UPWARD CHAIN on the sale, this property boasts three double bedrooms & two reception rooms, and is conveniently located a short drive from Coventry city centre. Briefly comprising; Entrance Hall, Dining Room, Lounge, Kitchen, Shower Room and South West facing low maintenance rear garden all just to the ground floor. On the first floor there are Three Double Bedrooms and a second Shower Room.

## FRONT ASPECT

A traditional, attractive home situated with easy access to local amenities and the city centre.

## ENTRANCE HALL

A welcoming entrance hall with door leading to the living room and stairs ascending to the first floor.

## LOUNGE

**12' 0" x 14' 8" (3.67m x 4.48m)**

A bright and spacious living area with double glazed door leading to the rear aspect, under stairs storage cupboard, an opening to the dining room and door to the kitchen. There is also a central heated radiator.

## DINING ROOM

**11' 6" x 13' 3" (3.52m x 4.05m)**

With a double glazed bay window allowing plentiful natural light, space for furnishings and a gas central heated radiator.

## KITCHEN

**9' 10" x 18' 4" (3.02m x 5.6m)**

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 extractor fan over and oven below, and space for alternative appliances. There is also a central heated radiator, double glazed window to the side aspect, and doors leading to the Shower Room and out to the rear garden.

**£250,000**

- No Upward Chain
- Three Double Bedrooms
- Shower Room & Downstairs WC/Shower/Utility Room
- Two Reception Rooms
- Double Storey Extension
- South West Facing Garden



**SHOWER ROOM ONE**

**6' 1" x 5' 10" (1.86m x 1.8m)**

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

**LANDING**

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

**BEDROOM ONE**

**15' 1" x 13' 9" (4.6m x 4.2m)**

A spacious double bedroom having a central heated radiator and a double glazed window & a bay window to the front aspect.

**BEDROOM TWO**

**9' 2" x 14' 9" (2.8m x 4.5m)**

A double bedroom having a central heated radiator and double glazed window to the rear aspect.





### **BEDROOM THREE**

**10' 0" x 12' 8" (3.05m x 3.88m)**

A third double having a central heated radiator and double glazed window to the rear aspect.

### **SHOWER ROOM TWO**

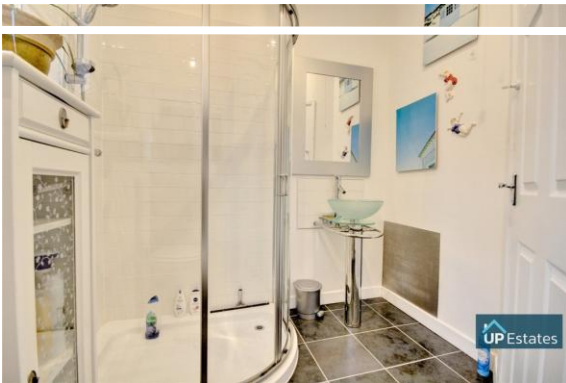
**6' 11" x 7' 5" (2.13m x 2.28m)**

A second shower room which is situated on the first floor, having a tiled shower cubicle, low level W/C, hand wash basin, central heated radiator and a double glazed window to the side aspect.



### **GARDEN**

A hard-landscaped, south-west facing rear garden requiring low maintenance. With a paved seating area and a useful shed for storage.



## FLOORPLAN



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

APPROX GROSS INTERNAL FLOOR AREA: 111 sq. m

### CONTACT

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