



**3 Bedroom Semi-Detached Property  
located in Coventry.**

**£200,000**

**UP Estates**



**£200,000**

- No Upward Chain
- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Sizeable Storage Area with W/C
- Gardens to Front & Rear



## FULL DESCRIPTION

\*\*No Upward Chain\*\* This three bedroom semi-detached property is located in Coventry within close proximity to a range of popular shops, services and amenities at both Gallagher retail park and Ricoh Arena shopping park. Benefiting from no upward chain on the sale, this property is full of potential and has full central heating and double glazing. Briefly the property comprises of; Hall, Lounge, Dining Room, Kitchen, and Storage Area with a W/C to the ground floor. On the first floor there are Three Bedrooms and the Bathroom. Outside there are gardens to the front & rear. Call now to view!

### HALL

With stairs ascending to the first floor, a double glazed window to the side aspect, access to a storage cupboard beneath the stairs, and doors leading to the Lounge and Kitchen.

### LOUNGE

**12' 0" x 15' 2" (3.67m x 4.64m)**

Having a central heated radiator, a double glazed window to the front aspect and a door leading into the Dining Room.

### DINING ROOM

**10' 0" x 10' 9" (3.05m x 3.3m)**

A second reception room having a central heated radiator, a double glazed window overlooking the garden, and a door leading to the Kitchen.

### KITCHEN

**7' 10" x 9' 11" (2.39m x 3.04m)**

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 space for appliances. There is a central heated radiator, a double glazed window to the side aspect, and access into the Store Area.

### STORE AREAS

Accessed via the Kitchen, there are two useful storage rooms to the rear of the property benefitting from electrics. Having access to a W/C, window overlooking the garden, and doors leading outside.



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#### **LANDING**

With stairs rising from the ground floor, access to an airing cupboard, a double glazed window to the side aspect, and doors leading to accommodation.

#### **BEDROOM ONE**

**12' 4" x 13' 10" (3.77m x 4.22m Min)**

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

#### **BEDROOM TWO**

**12' 4" x 12' 0" (3.77m x 3.68m Max)**

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

#### **BEDROOM THREE**

**7' 0" x 10' 4" (2.15m x 3.16m)**

Having a built-in wardrobe, a central heated radiator and double glazed window to the front aspect.



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#### BATHROOM

**5' 10" x 7' 6" (1.79m x 2.29m)**

Being fully tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, and a double glazed window.

#### FRONT ASPECT

Having a front garden with a lawn and side access to the rear.

#### GARDEN

A enclosed rear garden with initial access to the Store Room followed by steps to the raised lawn, flower beds, and fencing along the boundaries.

#### 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 contact 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.  
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Approx Internal Floor Area: 86.9 sq.m

## CONTACT

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