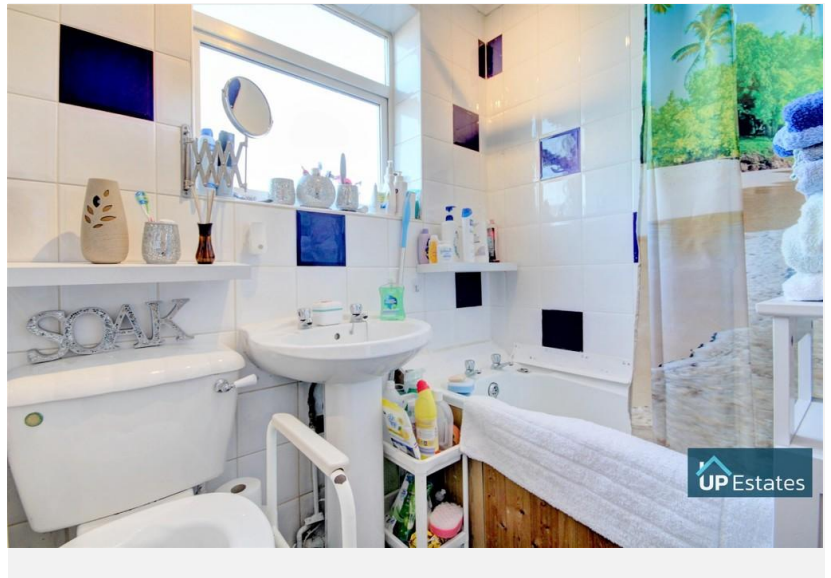




**3 Bedroom End Terraced House  
located in Coventry.**

**£210,000 Offers Over**

 **UP Estates**



### FULL DESCRIPTION

**\*\*Extended End Of Terrace\*\*** This beautifully presented extended home is now available for purchase! Boasting front driveway, porch, entrance hall, sizeable lounge/dining room, WC, kitchen and private rear garden to the ground floor. On the first floor there are three good sized bedrooms and the main bathroom. Call now to view!



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TBC



85 sq.m

## Offers Over £210,000

- Extended Home
- Three Bedroom End Of Terrace
- Driveway
- Downstairs WC & Bathroom
- Spacious & Private Garden
- Beautifully Presented

### HALL

With stairs ascending to the first floor and doors leading to the Lounge/ Diner and Kitchen.

### LOUNGE/DINER

**10' 11" x 26' 10" (3.34m x 8.18m)**

A spacious Lounge Diner with double doors leading to the garden and doors leading to the downstairs W/C and Kitchen.

### KITCHEN

**5' 10" x 18' 1" (1.79m x 5.53m)**

Including a matching range of wall and base mounted units with roll top work surfaces over, tiled splashback and stainless steel sink with drainer and mixer tap. A double glazed window looks to the rear aspect of the property and a door leads to the Garden.

### W/C

Partially tiled and with low level W/C, pedestal wash basin and frosted double glazed window.

### LANDING

With stairs rising from the ground floor and doors leading to accommodation and Bathroom.

### BEDROOM ONE

**10' 4" x 14' 7" (3.17m x 4.46m)**

Double Bedroom benefitting from a large bay window overlooking the front aspect of the property, fitted wardrobes and central heated radiator.



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#### **BEDROOM TWO**

**10' 8" x 10' 11" (3.27m x 3.35m)**

Good sized Double Bedroom having a central heated radiator and double glazed window to the rear aspect.

#### **BEDROOM THREE**

**6' 6" x 7' 10" (1.99m x 2.4m)**

Having a central heated radiator and double glazed window to the front aspect.

#### **BATHROOM**

**5' 10" x 5' 2" (1.8m x 1.6m)**

Being fully 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.



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#### **GARDEN**

A good sized Garden with large patio area, lawn and planted borders.

#### **FRONT ASPECT**

Paved and with space for multiple cars.

#### **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.





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Frankland Road Coventry CV6 7EH



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## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX INTERNAL FLOOR SPACE: 85m sq.

### CONTACT

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