



**2 Bedroom Semi-Detached House  
located in Coventry.**

**£210,000**

**UP Estates**





## FULL DESCRIPTION

**\*\*NO CHAIN\*\*** This recently renovated semi-detached home is situated in Tile Hill. Boasting front driveway, entrance hall, living room, extended kitchen/diner, sizeable garden and outbuilding all to the ground floor. On the first floor there are two double bedrooms with integral storage and the bathroom.



2



1



1



TBC

## FRONT ASPECT

With driveway and entrance via the side aspect.

## ENTRANCE HALL

A welcoming entrance hall with doors leading to the living room, kitchen/diner and stairs ascending to the first floor.

## LIVING ROOM

**14' 6" x 13' 1" (4.44 (MAX)m x 4m)**

With stunning feature fireplace, beautiful bay window allowing plentiful natural light, a double glazed window and gas central heated radiator.

## KITCHEN/DINER

**21' 11" x 11' 9" (6.7m x 3.6m)**

Including a matching range of wall and base mounted units with wooden work surfaces over, a stainless steel sink with drainer and mixer tap, gas hob, oven and space for alternative appliances. There are two velux windows, double glazed French doors leading to the garden and room for furnishings.

## BEDROOM ONE

**13' 1" x 11' 11" (4 (MAX)m x 3.65m)**

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

## BEDROOM TWO

**13' 1" x 9' 11" (4 (MAX)m x 3.04m)**

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

## BATHROOM

**5' 6" x 7' 10" (1.7m x 2.4m)**

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 sizeable rear garden, initially paved followed by lawn with

**£210,000**

- No Forward Chain
- Semi-Detached Extended House
- Large Garden With Outbuilding
- Driveway
- Two Double Bedrooms
- Sought After Tile Hill Location



fenced boundaries and side access. There is also an outbuilding with electric.

#### **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.







Lime Tree Avenue Coventry CV4 9EZ



## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.

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APPROX. INTERNAL FLOOR SPACE: 72sq m

### CONTACT

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