

**3 Bedroom Semi-Detached House  
located in Exhall.**

**£250,000**





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- Renovated To A High Standard Throughout
- **Field View To Front Aspect**
- **Private & Spacious Garden**
- **External Wall Insulation**
- **Garden Room With Electric**
- **Multi-Car Driveway & Secure Gated Rear Access**



## FULL DESCRIPTION

\*\*Renovated To A High Standard Throughout\*\*  
**Field View\*\***  
 This immaculately presented and deceptively spacious three bedroom semi-detached home is now available for purchase. Boasting multi-car driveway, living room, kitchen/diner, sizeable and private garden with secure gated rear access and garden room to the ground floor. On the first floor there are three good sized bedrooms and the shower room. This property has open green views to the front aspect and benefits from external wall insulation as well as a new roof and circa two year old combination boiler. Call now to arrange your viewing!

### HALL

With stairs ascending to the first floor and opening up to the Lounge

### LIVING ROOM

**20' 11" x 10' 9" (6.4m x 3.3m)**

Having a central heated radiator and a double glazed window facing the front aspect. A door leads to the Kitchen Diner

### KITCHEN/DINER

**20' 11" x 10' 9" (6.4m x 3.3m)**

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, space for appliances. Additionally benefitting from Pantry, window to the rear aspect, French doors leading to Garden and door exiting the side of the property.

### LANDING

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

### BEDROOM ONE

**13' 9" x 11' 9" (4.2m x 3.6m)**

Double Bedroom benefitting from integral storage, double glazed window to rear aspect and central heated radiator.

### BEDROOM TWO

**13' 9" x 10' 5" (4.2m x 3.2m)**

Double Bedroom benefitting from integral storage, double glazed window to front aspect and central heated radiator.



#### **BEDROOM THREE**

**9' 6" x 7' 6" (2.9m x 2.3m)**

Bedroom benefitting from double glazed window to the front aspect and radiator.

#### **SHOWER ROOM**

**6' 10" x 5' 6" (2.1m x 1.7m)**

Being partially tiled and having shower, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

#### **GARDEN ROOM**

Benefitting from French doors and windows to the Garden.

#### **GARDEN**

Good size low maintenance Garden with artificial turf and paving. Bordered by fences to the sides and double gates to the rear.





#### DISCLAIMER

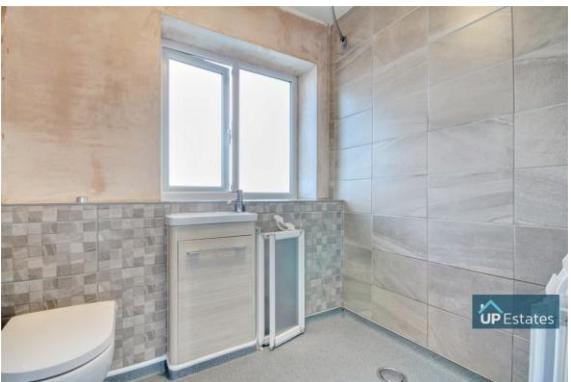
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





**Marshall Road Exhall CV7 9BX**



## FLOORPLAN



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

Total Approx. Floor Space 88m sq

## CONTACT

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