



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

Offers over £250,000

UP Estates



FULL DESCRIPTION

**** No Chain **** Up Estates are pleased to bring to market this spacious four bedroom property in a quiet Cul de Sac position located in the sought after CV3 area. Benefiting from ample parking at the front of the property and having both a single and a double garage. In brief, the property comprises of; Porch, two large reception room, and kitchen to the ground floor and four good sized double bedrooms, W/C and family bathroom to the first floor. Viewing is highly recommended.



5



2



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TBC

PORCH

With door leading on to Reception Room Two

RECEPTION ROOM TWO

10' 5" x 22' 7" (3.2m x 6.9m)

Good sized Reception Room with windows to both the front and rear aspects. Additionally having electric fireplace and sliding doors leading to Reception Room One and Kitchen. Finally, stairs ascend to the first floor.

RECEPTION ROOM ONE

10' 2" x 22' 7" (3.1m x 6.9m)

Good sized reception room benefitting from double glazed window to front aspect and double doors leading to the garden at the rear.

KITCHEN

7' 6" x 12' 5" (2.3m x 3.8m)

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 multiple appliances and window looking to the rear aspect. Additionally having door leading to the rear.

LANDING

With doors leading to accommodation and bathroom. Additionally having access to airing cupboard.

BEDROOM ONE

18' 8" x 10' 2" (5.7m x 3.1m)

Good sized Double Bedroom having an electric heater and double glazed windows looking to the front aspect.

£250,000

- No Chain
- Double Garage & Single Garage
- Semi Detached
- Four Double Bedrooms
- Cul de Sac Position
- Hugely Extended



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BEDROOM TWO

9' 10" x 11' 9" (3m x 3.6m)

Double Bedroom with window looking to front of the property, access to wardrobe and central heated radiator.

BEDROOM THREE

10' 5" x 9' 6" (3.2m x 2.9m)

Double Bedroom having electric heater and window overlooking rear of the property.

BEDROOM FOUR

9' 10" x 7' 2" (3m x 2.2m)

Double Bedroom with window to rear aspect and electric radiator.

W/C

Having low level W/C and wash basin.

BATHROOM

7' 6" x 5' 6" (2.3m x 1.7m)

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



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DOUBLE GARAGE

16' 4" x 19' 8" (5m x 6m)

With space for two cars and having two sets of up and over doors.

SINGLE GARAGE

9' 2" x 16' 4" (2.8m x 5m)

Located at the front of the property and having up and over door.

GARDEN

Large paved area followed by turf and bordered by fence both sides. Additionally the Double Garage can be accessed.

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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FLOORPLAN



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