



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

**£350,000**

**UP Estates**



## FULL DESCRIPTION

**\*\*Highly Desirable Location\*\***South Facing Private Garden**\*\***Driveway & Garage**\*\*** A rare opportunity to purchase a three bedroom semi-detached home with driveway, garage & south facing garden on a sought after road in Allesley. This home very briefly comprises; driveway, front lawn, garage, entrance hall, lounge/diner, kitchen and beautiful south facing garden to the ground floor. On the first floor there are three bedrooms, the bathroom with separate wc. Viewing is essential to appreciate this home.

### HALL

Entrance Hall having stairs ascending to the first floor, doors leading to Lounge/ Diner and Kitchen, and benefitting from storage space.

### KITCHEN

**7' 10" x 16' 9" (2.39m x 5.12m)**

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, multiple integrated appliances and space for table and seating. Additionally having partial tiling and double glazed window to rear of the property. A double glazed door opens out to the side of the property.

### LOUNGE/ DINER

**11' 10" x 22' 11" (3.61m x 6.99m)**

A generously sized Lounge Diner benefitting from feature fireplace and central heated radiator. Bay windows look to the front of the property and double glazed French doors lead out to the Garden at the rear.

### LANDING

With stairs ascending from the ground floor and doors leading to accommodation and Bathroom. A double glazed window looks to the side aspect.

### BEDROOM ONE

**11' 6" x 14' 0" (3.51m x 4.27m)**

Good sized double bedroom having double glazed bay window to the front aspect, central heated radiator and fitted storage.

### BEDROOM TWO

**9' 6" x 11' 6" (2.9m x 3.51m)**

Having double glazed window to the rear aspect, fitted storage and benefitting from central heated radiator.



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**£350,000**

- Beautiful & Private South Facing Garden
- Highly Desirable Location
- Driveway & Garage
- Three Bedrooms
- Open Plan Lounge/Diner
- Well Kept Throughout



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#### **BEDROOM THREE**

**7' 6" x 8' 3" (2.31m x 2.54m)**

Having double glazed window to the front aspect, central heated radiator and fitted storage.

#### **BATHROOM**

**5' 4" x 5' 4" (1.63m x 1.65m)**

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

#### **W/C**

Having low level W/C and partial tiling.

#### **GARDEN**

A well maintained and presented Garden having planted borders, lawn, vegetable patch and patio area. Additionally a gate leads to the side of the property and to the Garage.

#### **GARAGE**

Having up and over door, window to the side and benefitting from power and lighting.



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#### **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.

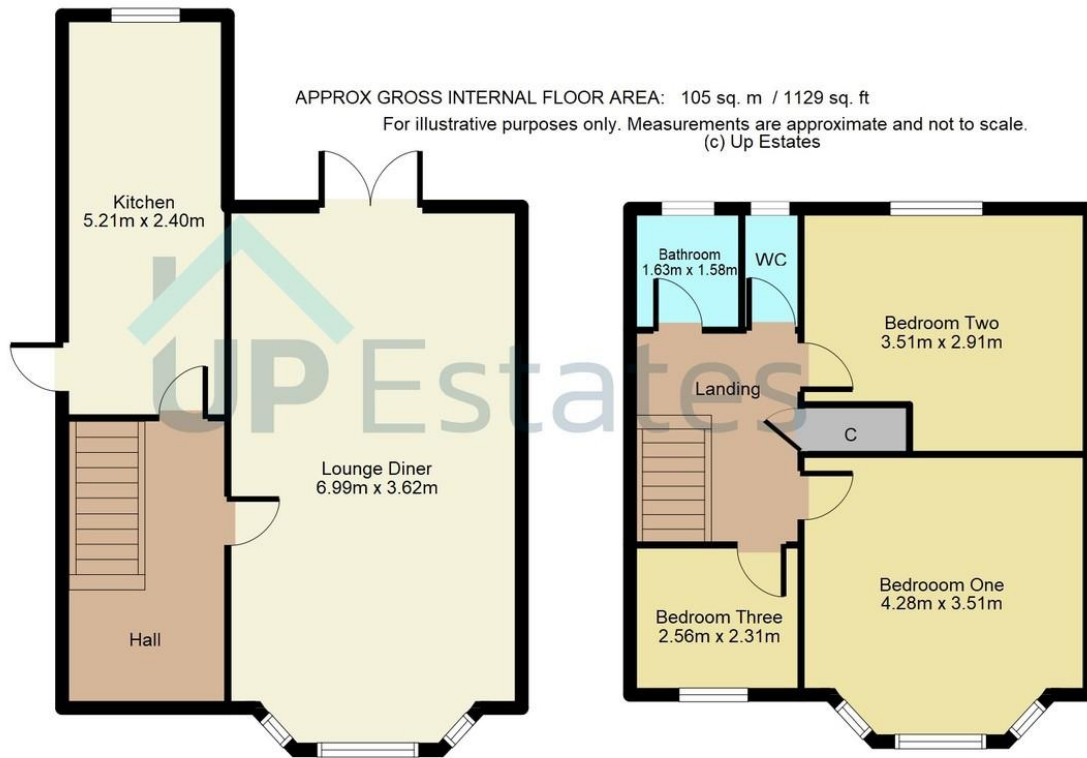




**Worsfold Close Allesley CV5 9FT**



## FLOORPLAN



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