



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

**£240,000**

**UP Estates**



## FULL DESCRIPTION

**\*\*NO CHAIN\*\*HUGE POTENTIAL\*\*** This deceptively spacious three bedroom semi-detached property in the desirable CV3! Boasting Driveway, Garage, Entrance Hall, Lounge, Kitchen/Breakfast room, Dining Room, Outbuilding WC and rear Garden to the ground floor. On the first floor there are three good sized Bedrooms and the family Bathroom. This property benefits from a circa 2 year old combination boiler and has been fitted with a smart meter. Call now to arrange your viewing!



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### HALL

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

### LOUNGE

**13' 1" x 14' 5" (4m x 4.4m)**

Spacious area having a central heated radiator and a double glazed bay window facing the front aspect of the property.

### KITCHEN

**8' 10" x 14' 1" (2.7m x 4.3m)**

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, central heated radiator and access to the garage and dining room.

### DINING ROOM

**10' 9" x 14' 2" (3.3m x 4.33m)**

Having a central heated radiator and sliding doors allowing access to the rear garden.

### LANDING

Stairs rising from the ground floor with doors leading to accommodation.

## Offers Over £240,000

- No Forward Chain
- Driveway & Garage
- Two Reception Rooms
- Huge Potential
- Sought After Location
- Three Bedroom Semi-Detached





#### **BEDROOM ONE**

**13' 1" x 12' 1" (3.99m x 3.7m)**

Double bedroom having a central heated radiator and double glazed window to the front aspect.

#### **BEDROOM TWO**

**11' 1" x 12' 1" (3.4m x 3.69m)**

Double bedroom having a central heated radiator and double glazed window to the rear aspect.

#### **BEDROOM THREE**

**8' 6" x 11' 8" (2.6m x 3.57m)**

Single bedroom having a central heated radiator and double glazed window to the rear aspect.

#### **BATHROOM**

**6' 10" x 9' 2" (2.1m x 2.8m)**

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

#### **GARAGE**

**7' 3" x 23' 11" (2.23m x 7.3m)**

Large garage for storage with power, lighting and doors on the front and back to access both gardens.



### **GARDEN**

A private rear garden with a paved seating area followed by a lawn, shed and green house with fencing along the boundaries.

### **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.



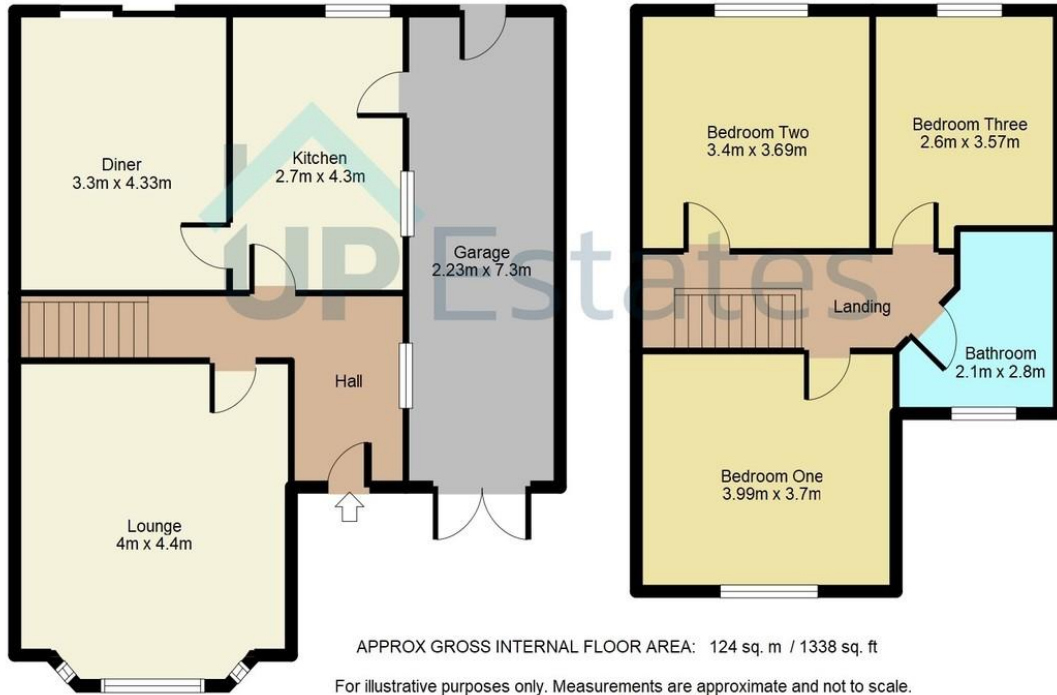




**Binley Road Coventry CV3 1HG**



## FLOORPLAN



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### CONTACT

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