



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

**£230,000**

**UP Estates**



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94m2

**£230,000**

- Spacious Semi-Detached
- No Forward Chain
- Huge Potential
- Two Reception Rooms
- Three Good Sized Bedrooms
- Outbuilding in Garden



### FULL DESCRIPTION

**\*\*No Forward Chain\*\*Spacious Garden\*\*** Here we have a three bedroom semi-detached home with fantastic potential, No chain and situated in the heart of Wyken and in range of all local amenities! This property very briefly comprises; porch, entrance hall, two reception rooms and a kitchen on the ground floor. Upstairs there are three good sized bedrooms and a family bathroom with plenty of storage. Outside the property has a good size rear garden with outbuildings for storage, W/C and opportunity to install garage that was previously placed. Viewings are recommended! don't miss out on this opportunity.

### PORCH

**6' 9" x 2' 9" (2.08m x 0.85m)**

With double glazed windows and a door leading into the Hall.

### ENTRANCE HALL

Entrance hall with stairs ascending to the first floor and doors leading to the Lounge and Cupboard.

### LOUNGE

**14' 4" x 12' 4" (4.39m x 3.78m)**

Spacious area having a feature gas fire and door leading into the dining room.

### DINING ROOM

**9' 9" x 9' 1" (2.98m x 2.77m)**

Having a central heated radiator and a double glazed window, sliding door leading into the rear garden and an opening into the kitchen.

### KITCHEN

**11' 4" x 9' 8" (3.47m x 2.97m)**

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, two doors leading into built in cupboards. Door into hallway and door into back garden and window to rear.





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#### LANDING

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

#### BEDROOM ONE

**10' 7" x 14' 9" (3.24 minm x 4.52 maxm)**

Having a central heated radiator and two double glazed windows to the rear aspect, built in wardrobe.

#### BATHROOM

**6' 0" x 7' 6" (1.84m x 2.3 maxm)**

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

#### BEDROOM TWO

**14' 9" x 10' 10" (4.52maxm x 3.32m)**

Having a central heated radiator and double glazed window to the front aspect.

#### BEDROOM THREE

**8' 11" x 8' 2" (2.73m x 2.50m)**

Having a central heated radiator and double glazed window to the front aspect, built in wardrobe.



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## GARDEN

A private rear garden with paved seating area, outhouse, storage and W/C followed by a lawn with fencing along the boundaries. There is also land belonging to the property that offers opportunity for rear access and to install a garage that had previously been in place.

## 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.







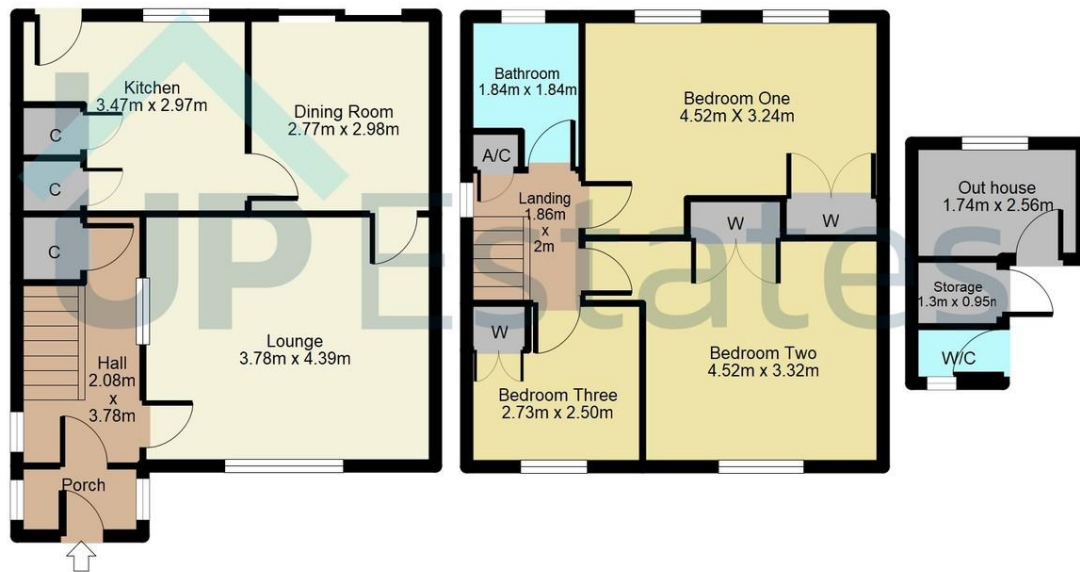
**Macdonald Road Coventry CV2 5FE**



## FLOORPLAN

APPROX GROSS INTERNAL FLOOR AREA: 94 sq. m / 1007 sq. ft

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

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