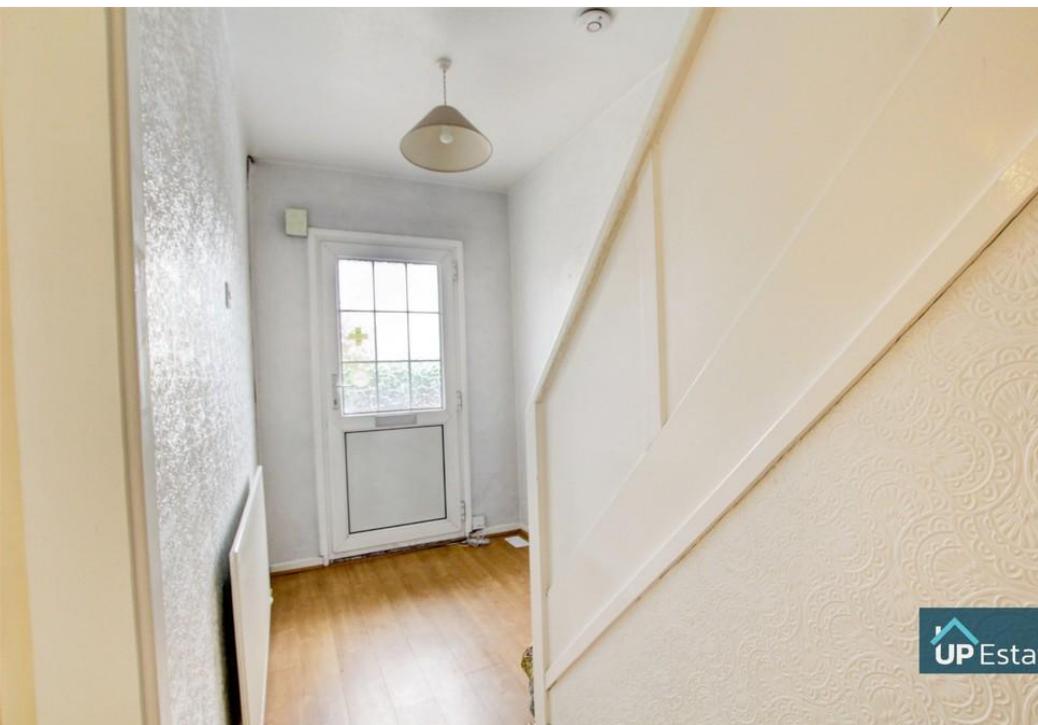




UP Estates



**3 Bedroom Mid Terraced House
located in Armscott Road, Coventry.**

£200,000

UP Estates



Offers Over £200,000

- No Upward Chain
- Mid Terrace Property
- Two Reception Rooms
- Three Bedrooms
- Garage & Parking to the Rear
- Sought after Location

FULL DESCRIPTION

No Upward Chain is offered on this vacant three bedroom, mid terrace property which is in need of modernisation throughout. The property is located in the popular and sought after area of Wyken in close proximity to local amenities such as Wyken Croft Nature Park and Local Schools. This property would make an excellent family home benefiting from a through Lounge Diner and a garage to the rear of the property. In brief the property comprises; Hallway, Lounge Diner, Kitchen to the ground floor. To the first floor there are Three Bedrooms and a Shower Room. Externally the property benefits from a block paved front garden and a garden and garage to the rear.

HALL

5' 4" x 11' 5" (1.65m x 3.48m)

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

LOUNGE

11' 3" x 11' 5" (3.45m x 3.48m)

Spacious reception area having a central heated radiator, a double glazed bay window and goes through to the Dining Area.

DINING AREA

9' 3" x 10' 11" (2.84m x 3.34m)

Reception room having a central heated radiator and a double glazed window

KITCHEN

7' 4" x 10' 11" (2.25m x 3.34m)

Including matching wall and base mounted units with roll top work surfaces over, space for appliances, a stainless steel sink with drainer and tap, a central heated radiator and a door leading to the rear garden.

LANDING

6' 0" x 9' 1" (1.83m x 2.79m)

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



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BEDROOM ONE

10' 11" x 11' 5" (3.33m x 3.48m)

Double Bedroom with fitted wardrobes, having a central heated radiator and double glazed bay window to the front aspect.

BEDROOM TWO

10' 11" x 10' 11" (3.33m x 3.34m)

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

BEDROOM THREE

6' 0" x 7' 5" (1.83m x 2.27m)

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

SHOWER ROOM

5' 6" x 5' 6" (1.678m x 1.68m)

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin double glazed opaque window.





OUTBUILDING

Outbuilding suitable for storage, also with an outside cloakroom.

SINGLE GARAGE

7' 6" x 16' 3" (2.3m x 4.97m)

with an up-and-over door and parking for up to four vehicles at the rear.

GARDEN

A private rear garden with a paved patio area followed by a lawn 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.

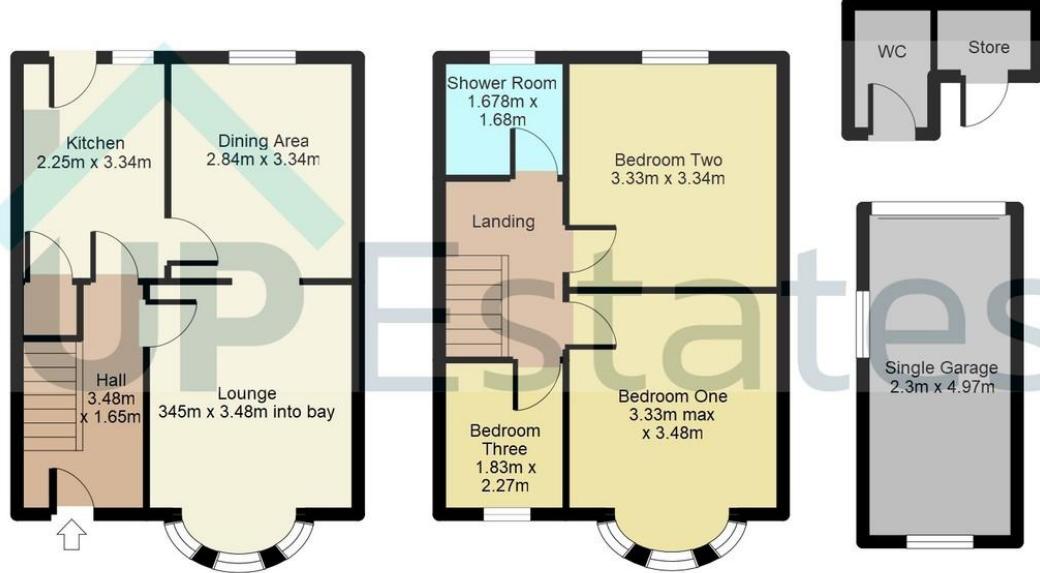
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN

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

70 sq.m / 753 sq. ft



Armscott Road Coventry

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