



**3 Bedroom Semi-Detached located  
On Coventry Road, Bulkington.**

**£375,000**

**UP Estates**





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136.2sq. m

£375,000

- Traditional Semi Detached
- Three Bedroom
- Stunning Landscaped Private Garden
- Modern Summer House/Garden
- Driveway & Garage Parking
- Downstairs WC
- Two Reception Rooms
- Sought After Road

## FULL DESCRIPTION

### GENERAL OVERVIEW

\*\*\*Superb Semi - Private Landscaped Garden with Modern Summer House - Bulkington's Most Premier Road\*\* Here is a superb opportunity to acquire this well presented, double bay fronted semi which has a host of features throughout including a social kitchen/diner, conservatory and downstairs WC. In brief the property comprises: Porch, Entrance Hall, Lounge, Kitchen/Diner, Conservatory and WC/Cloaks. There is a Landing, Three Bedrooms and Bathroom on the First Floor. Externally there is off road parking for multiple vehicles, garage, front and rear gardens and modern summer house. Viewing advised to appreciate the flexible living accommodation.

### PORCH

With a door leading into the Hall.

### HALL

With stairs ascending to the first floor, archway leading into the Kitchen Diner and doors leading to the Lounge and Cloakroom.

### LOUNGE

**11' 11" x 9' 11" (3.64m x 3.03m)**

Spacious reception room having a central heated radiator and a double glazed bay window.

### KITCHEN DINER

**19' 2" x 12' 10" (5.86m x 3.92m)**

This beautiful kitchen diner includes a matching range of stylish wall and base mounted units with roll top work surfaces over, breakfast bar, a Porcelain sink with drainer and mixer tap, integrated appliances including hob with extractor and oven. There is french doors leading to the conservatory, double glazed window, side access door, central heated radiator, under-stairs storage cupboard and space for furnishings.

### CONSERVATORY

**10' 4" x 9' 3" (3.17m x 2.83m)**

Reception area having double glazed windows and sliding doors opening to the rear garden.



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#### **CLOAKROOM**

Benefiting from a low level w/c and wash hand basin.

#### **LANDING**

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

#### **BEDROOM ONE**

**12' 0" x 9' 2" (3.67m x 2.81m)**

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

#### **BEDROOM TWO**

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

#### **BEDROOM THREE**

**9' 11" x 8' 1" (3.04m x 2.48m)**

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



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#### **SHOWER ROOM**

**8' 6" x 4' 11" (2.6m x 1.51m)**

Benefiting from a tiled walk in shower, low level W/C, pedestal wash basin, central heated towel rail and two double glazed opaque windows.





#### **GARDEN**

This beautiful rear garden is Initially a brick patio area with space and electric for a hot tub, followed by artificial grass, a summer house/bar and planted borders, fenced boundary and access to the garage.

#### **SUMMER HOUSE/BAR**

**15' 11" x 10' 0" (4.86m x 3.07m)**

Garden room with french doors and two double glazed windows with electric, bar area and room for furnishing.



#### **GARAGE**

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

Having power and lighting and an up-and-over door.

#### **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 contact 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.



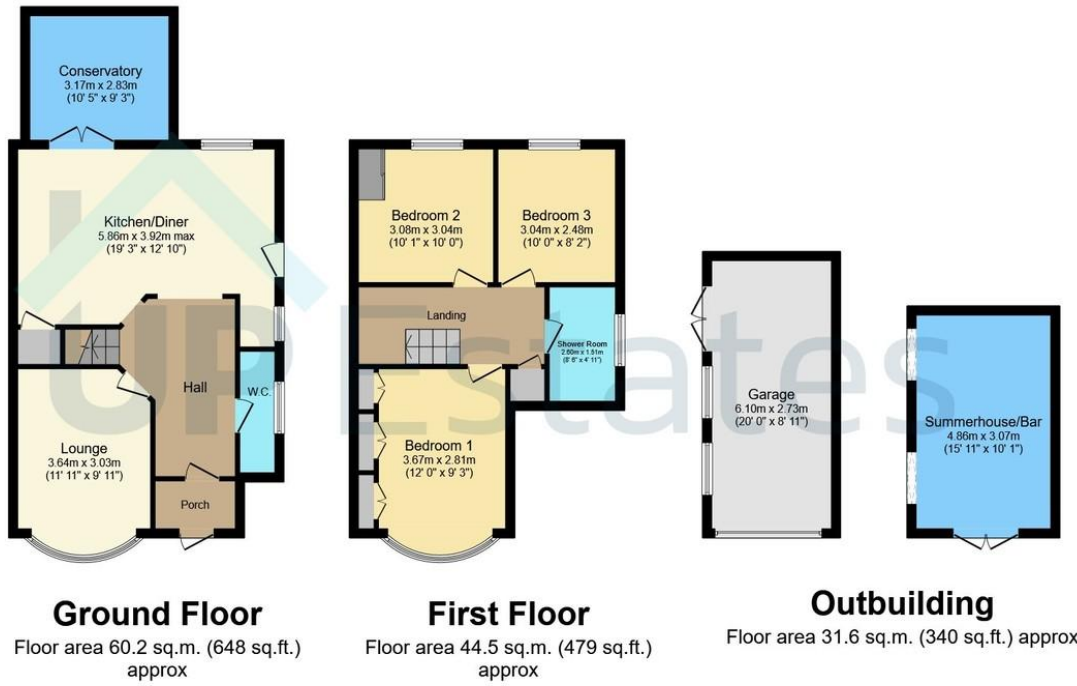


Coventry Road Bulkington CV12 9LY



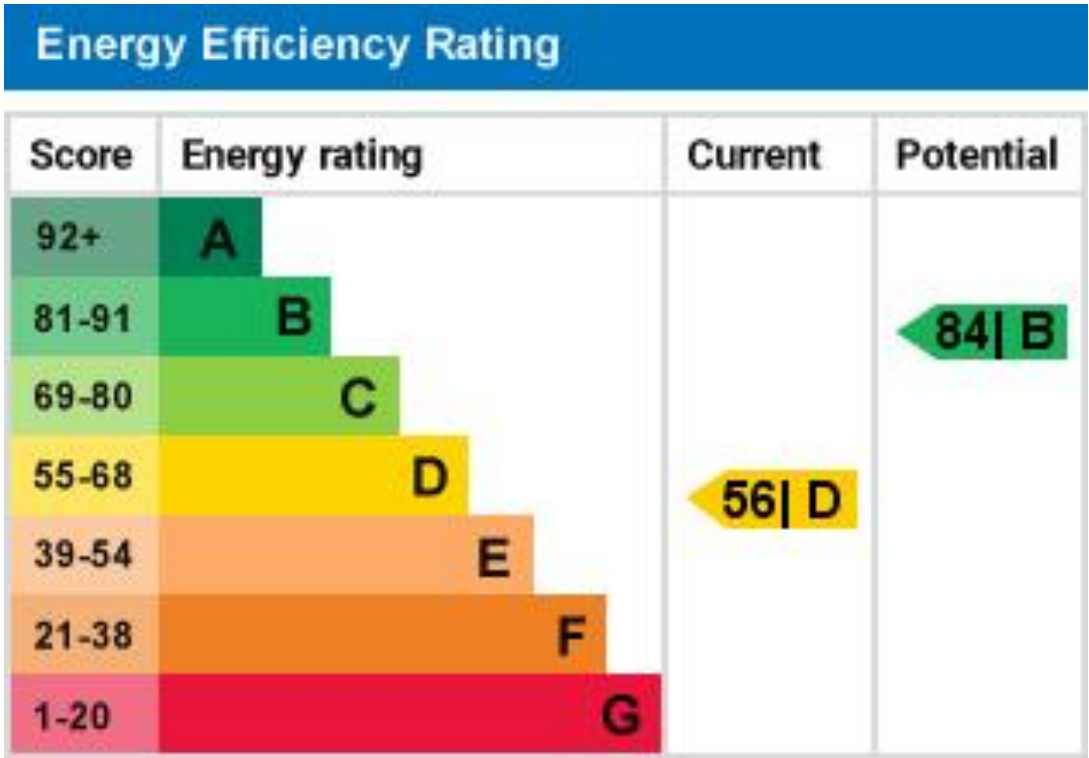


**FLOORPLAN**



Total floor area 136.2 sq.m. (1,467 sq.ft.) approx

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