



2



3



1



1



-

- End Terraced Property
- Three Bedrooms
- Two Reception Rooms

- Utility Room
- Downstairs W/C
- Enclosed Rear Garden



024 7771 0780



[www.up-estates.co.uk](http://www.up-estates.co.uk)



[enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)

Take a look inside this three bedroom end terraced property which is located in a popular area of Coventry and benefits from having a utility room and downstairs toilet as well as a modern kitchen and two reception rooms. In brief this property comprises; hall, lounge, dining room, kitchen, utility room and w/c to the ground floor. To the first floor there are bedrooms one, two and three as well as the family bathroom. Externally there is a paved frontage and an enclosed garden to the rear of the property. Including central heating and double glazing throughout.

**HALL** With stairs ascending to the first floor, access to a useful storage cupboard and doors leading to the lounge and kitchen.

**LOUNGE** 11' 7" x 13' 3" (3.54m x 4.04m Max) Having an electric fireplace, coving, a central heated radiator and a double glazed bay window to the front aspect.



**KITCHEN** 7' 0" x 17' 8" (2.14m x 5.4m) Including wall and base mounted units with work surfaces over, a four ring gas hob with an extractor fan over, a double electric oven, and a 1.5 bowl stainless steel sink with drainer and mixer tap. There is an integrated dishwasher and fridge-freezer. Also with a double glazed window to the side aspect, a central heated radiator and doors leading to the dining room, utility room and out into the rear garden.



**DINING ROOM** 10' 11" x 11' 9" (3.35m x 3.6m) With a central heated radiator and French doors leading out into the rear garden.



**UTILITY ROOM** 3' 9" x 5' 10" (1.16m x 1.8m) There is space and plumbing for a washing machine, a double glazed window to the side aspect and a door accessing the W/C.

**W/C** 2' 7" x 5' 10" (0.8m x 1.8m) With a low level W/C, central heated towel rail, hand wash basin and a double glazed opaque window to the rear aspect.



Max Road, Coventry  
£220,000



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

**BEDROOM ONE** 11' 1" x 14' 1" (3.38m x 4.3m Max) A double bedroom with coving, a central heated radiator and a double glazed bay window to the front aspect.



**BATHROOM** 7' 5" x 8' 7" (2.27m x 2.63m) A family bathroom comprising a bathtub, a separate tiled shower cubicle, low level W/C, pedestal wash basin, central heated radiator, coving and double glazed opaque window to the rear aspect.

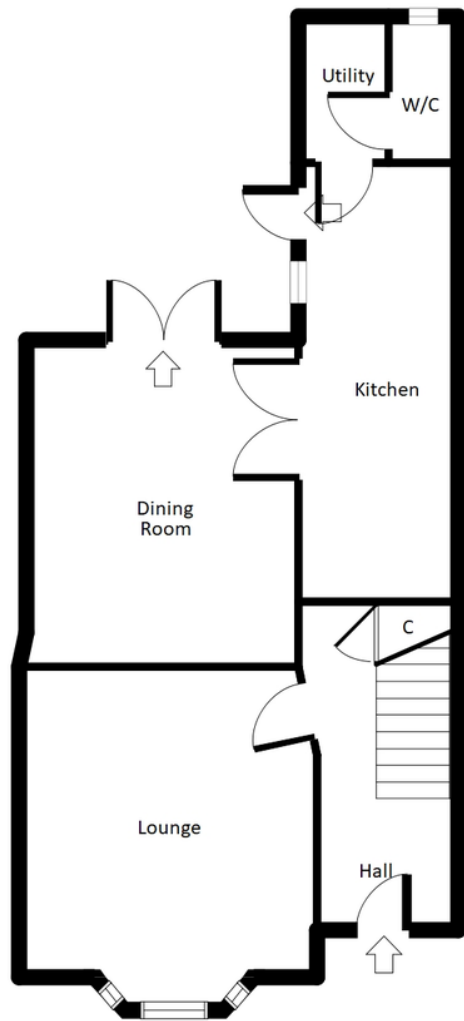


**BEDROOM TWO** 10' 2" x 11' 9" (3.12m x 3.6m) A double bedroom with a central heated radiator and double glazed window to the rear aspect.

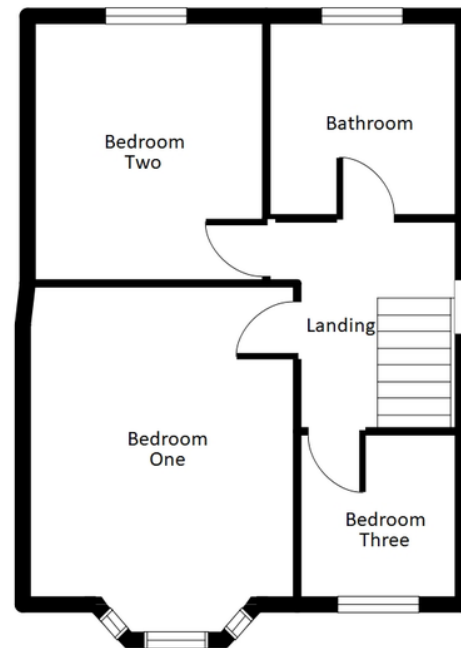


**BEDROOM THREE** 6' 6" x 7' 0" (1.99m x 2.14m) Having a central heated radiator and double glazed window to the rear aspect.





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



- 1: MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
- 4: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 5: Up Estates has not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose.
- 6: Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.