

- Four Bedrooms
- Semi-Detached Property
- Two Reception Rooms

- No Upward Chain
- Driveway
- Downstairs W/C



NO UPWARD CHAIN Take a look inside this spacious four bedroom semi-detached property located in a sought after area of Coventry, conveniently located for local amenities. Offering two reception rooms, a well sized driveway, and a downstairs W/C. In brief, the property comprises; Hall, Lounge, an extended Rear Reception Room and Kitchen, and W/C to the ground floor. On the first floor there are Four Bedrooms and the Family Bathroom. Externally there is a driveway and garden to the front aspect, and a private south-facing rear garden with a shed. Viewing is strongly recommended.

HALL With stairs ascending to the first floor, access to a storage cupboard under the stairs and doors leading to the Lounge, Rear Reception Room and W/C. Includes stained-glass leaded windows and original wood flooring.

LOUNGE 12' 4" x 14' 0" (3.78m x 4.27m) A good-sized Lounge including a feature fireplace with a marble insert and hearth, a large central heated radiator, and double glazed bay windows to the front aspect.



KITCHEN 7' 4" x 15' 10" (2.26m x 4.84m) An extended kitchen benefitting from a breakfast bar, with a matching range of wall and base mounted units with roll top work surfaces over, and a stainless steel sink with drainer and mixer tap. Includes an integrated oven with a five ring gas hob and extractor over, a double glazed window, and space for appliances.



REAR RECEPTION ROOM 10' 10" x 20' 2" (3.31m x 6.17m) An extended rear reception room with space for a dining table. Includes two central heated radiators, doors leading to the Kitchen and sliding doors leading to the rear garden.



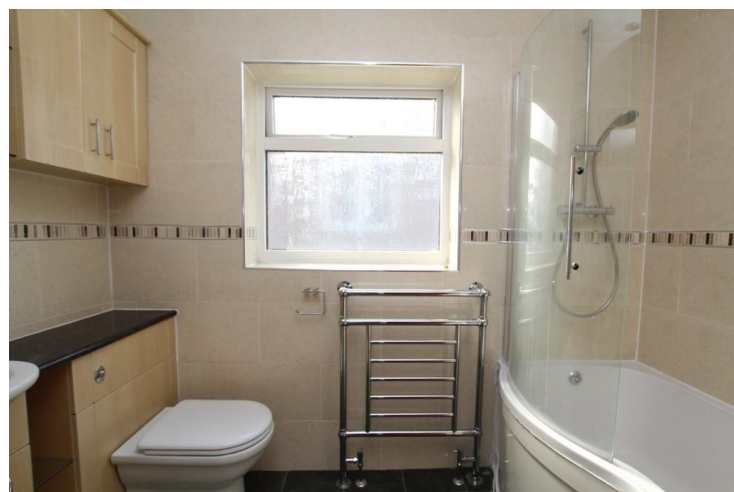
WC 7' 4" x 6' 2" (2.26m x 1.9m) A fully tiled WC having a low level W/C, vanity wash basin, central heated towel rail and a double glazed opaque window. Includes built-in storage cupboards housing a Baxi combination boiler.

LANDING With stairs rising from the ground floor, and doors leading to accommodation. Includes access to boarded roof space with lighting via a folding ladder.

BEDROOM ONE 12' 4" x 14' 6" (3.78m x 4.42m) A double bedroom with a central heated radiator and double glazed bay windows to the front aspect. Includes full length built-in wardrobes.



BATHROOM 5' 4" x 8' 8" (1.65m x 2.65m) Being fully tiled and having a panelled P-shape bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window. Includes access to a built-in storage cupboard.



BEDROOM TWO 10' 11" x 12' 11" (3.34m x 3.94m) Another double bedroom having full length mirror fronted built-in wardrobes with sliding doors, a central heated radiator, and double glazed windows to the rear aspect.



BEDROOM FOUR 5' 11" x 7' 7" (1.82m x 2.33m) Having a central heated radiator and double glazed window to the front aspect. Includes a picture rail.

BEDROOM THREE 7' 6" x 9' 1" (2.29m x 2.79m) Having a central heated radiator and double glazed window to the rear aspect, and includes a single built-in wardrobe. Includes a picture rail.



GARDEN A sun-catching south-facing private rear garden with a paved seating area followed by a lawn and access to a shed at the bottom of the garden. Includes fencing along the boundaries, and a wide enclosed side path leading to the front aspect.



FRONT ASPECT An attractive front aspect with a front garden and a driveway with off-road parking for multiple vehicles. Includes fencing along the boundaries.

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



%epcGraph_c_1_735%

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.