



- Semi-Detached Property
- Three Bedrooms, One with En-suite
- Downstairs W/C

- Kitchen/Diner
- Driveway
- Enclosed Rear Garden



Up Estates is pleased to bring to the market this three bedroom semi-detached property which is situated nearby to popular local shops in Coventry and has off-road parking. Also benefitting from a downstairs W/C and an En-suite, a superb Kitchen/Diner and being very well presented throughout. In brief, the property comprises; Hall, W/C, Lounge, Kitchen/Diner, Three Bedrooms - One with an En-suite, and the Family Bathroom. There is also a partially boarded loft for additional storage. Externally there is a driveway to the front aspect for parking, exterior security lights, and an enclosed garden to the rear.

HALL With stairs ascending to the first floor, a central heated radiator and doors leading to the W/C and Lounge.

W/C With a low level W/C, hand wash basin, central heated radiator and double glazed opaque window to the front aspect.

LOUNGE 14' 3" x 12' 1" (4.35m x 3.69m) A good-sized Lounge with a central heated radiator, double glazed window to the front aspect, access to a storage cupboard and a door leading into the Kitchen/Diner.

KITCHEN/DINER 15' 4" x 8' 9" (4.68m x 2.69m) A fantastic and modern Kitchen/Diner benefitting from space for a dining table, double glazed French doors leading out into the rear garden and a central heated radiator. The kitchen includes a matching range of wall and base mounted units with roll top work surfaces over and upstand, a stainless steel sink with drainer and mixer tap, and a hob with an extractor fan over and oven below. There is also space for appliances and a double glazed window to the rear aspect.



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

BEDROOM ONE 11' 11" x 9' 6" (3.65m x 2.9m) A double bedroom having a central heated radiator, double glazed window to the front aspect, a built-in cupboard and a door leading to the En-suite.



ENSUITE 6' 4" x 5' 4" (1.94m x 1.63m) Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated radiator and opaque double glazed window.



BATHROOM 6' 1" x 5' 11" (1.86m x 1.81m) Being partially tiled and having a panelled bathtub, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

BEDROOM TWO 9' 2" x 7' 7" (2.81m x 2.32m)
Another double bedroom having a central heated radiator and double glazed window to the rear aspect.

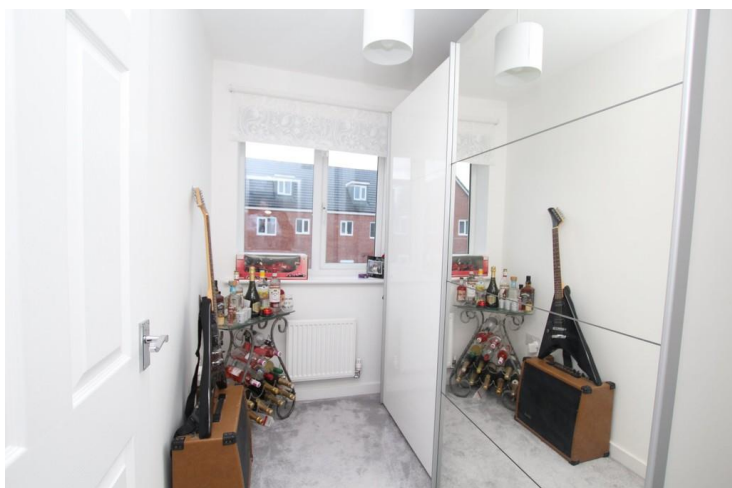


FRONT ASPECT Benefitting from a driveway for parking.

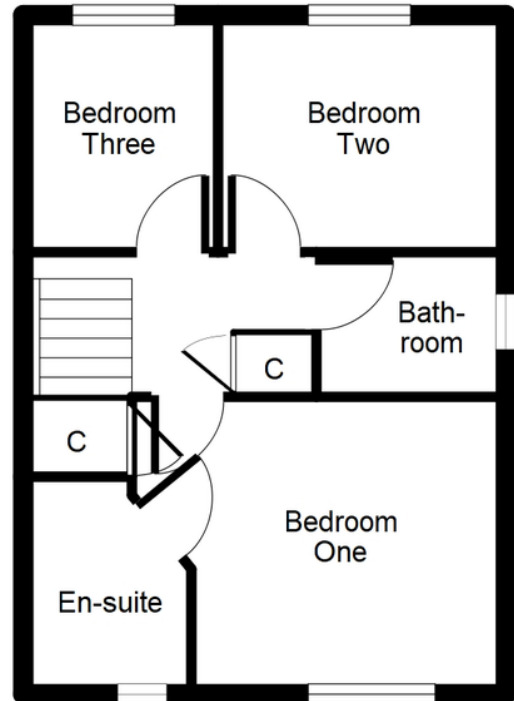
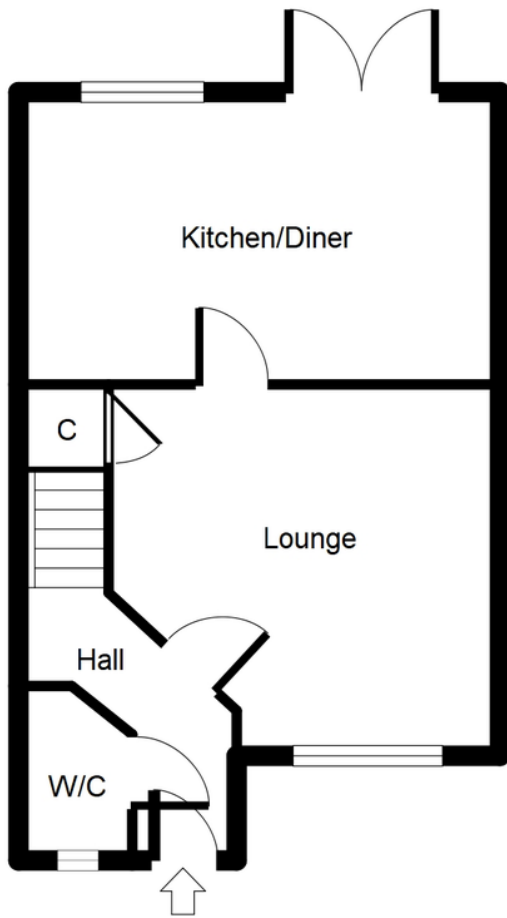


GARDEN An enclosed and well-maintained rear garden with a paved seating area followed by an artificial lawn, a shed for storage and fencing along the boundaries.

BEDROOM THREE 7' 7" x 5' 10" (2.32m x 1.78m)
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



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- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
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