

- Mid-Terraced Property
- Three Bedrooms
- Superb Open-Plan Kitchen/Dining Area

- Downstairs W/C
- Modern Décor
- Enclosed Rear Garden



Up Estates are pleased to bring to the market this three Bedroom Mid-Terraced property which is presented to a high standard throughout and boasts a modern, open-plan Living/Kitchen/Diner with breakfast bar and double doors leading out onto the rear aspect. Located in a popular area of Coventry, this property is close to the Hospital, local shops, schools and amenities and the city centre. Briefly the property comprises; Hall, Lounge, open-plan Living/Kitchen/Diner and downstairs W/C to the ground floor. To the first floor there are Three Bedrooms and the family Bathroom. Also benefiting from full central heating and double glazing throughout. Externally there is on-road parking to the front aspect and an enclosed Garden to the rear. This is a must-see property to appreciate all that it has to offer.

HALL 5' 4" x 12' 2" (1.64m x 3.72m) With stairs ascending to the first floor and doors leading to the Lounge, open plan Kitchen/Diner and downstairs W/C. Including access to a storage cupboard.

LOUNGE 11' 11" x 10' 2" (3.65m x 3.12m) A modern front Living Room having a central heated radiator and a double glazed bay window.



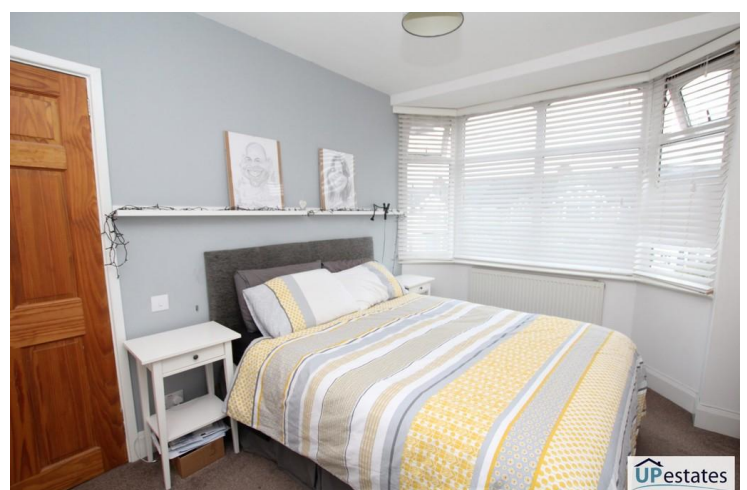
DOWNSTAIRS W/C 6' 5" x 2' 2" (1.96m x 0.67m) Including a low level W/C, Belfast wash basin and neutral decorative tiling surrounding the sink.

LANDING 6' 5" x 8' 3" (1.97m x 2.53m) With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE 10' 0" x 10' 4" (3.06m x 3.15m) A bright double Bedroom having a central heated radiator and double glazed bay window to the front aspect.



KITCHEN/DINER 16' 4" x 20' 9" (4.99m x 6.34m max) A superb and social open-plan Kitchen/Diner benefiting from space for a dining table, a cosy living area, a central heated radiator and French double doors leading out into the rear garden. The kitchen includes a matching range of wall and base mounted units with work surfaces over, stylish tiled splash back, a Belfast sink with drainer and mixer tap, a range-style cooker with an extractor fan over and a breakfast bar. This room also includes two skylights for bringing in maximum light.



BEDROOM TWO 10' 9" x 10' 10" (3.30m x 3.31m) A second double Bedroom including access to the airing cupboard, a central heated radiator and double glazed window to the rear aspect.

BEDROOM THREE 7' 4" x 6' 10" (2.25m x 2.10m) A cosy third Bedroom ideal for a study space having a central heated radiator and double glazed window to the front aspect.



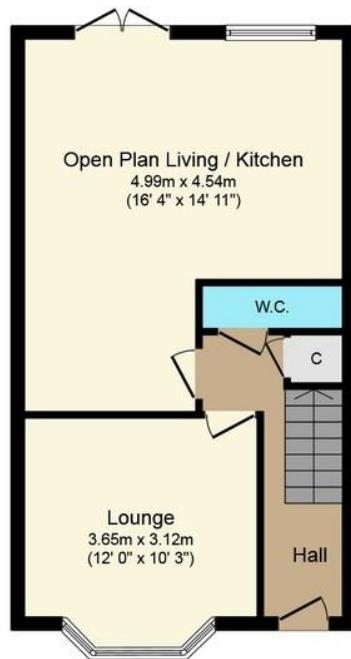
BATHROOM 6' 5" x 5' 4" (1.97m x 1.64m) A fully tiled family Bathroom having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.



FRONT ASPECT A well-presented front aspect with steps leading to a pathway to the front door.

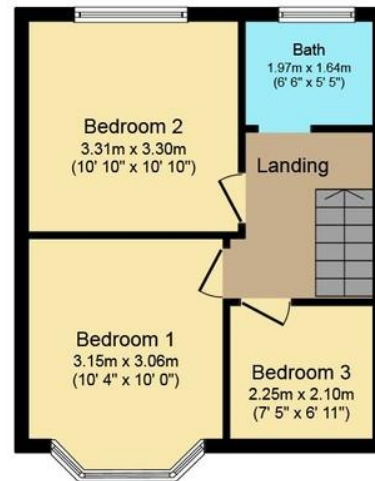
GARDEN An enclosed rear garden with decking and a seating area followed by a lawn with fencing along the boundaries.





Ground Floor

Floor area 46.0 sq. m. (495 sq. ft.)
approx



First Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx

Total floor area 82.0 sq. m. (883 sq. ft.) approx

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