



- Semi-Detached Property
- Four Bedrooms
- High-Class Spec Throughout

- Two Bathrooms
- Attractive Enclosed Rear Garden
- Carport & Garage





Up Estates are pleased to bring to the market this attractive, spacious and well-presented four bedroom Semi-Detached property which is located in Walsgrave and is in close proximity to University Hospital Coventry & Warwickshire, Cross Point Business Park, Supermarkets, Wyken Croft Nature Park and quick access to the M6/M69 motorways. This property boasts four Bedrooms, one with En-suite, an open-plan Dining Room that links with the Conservatory and beautiful modern décor throughout. In brief, this property comprises of; Porch, Hallway, Lounge, Dining Room, Conservatory and Kitchen to the ground floor. The first floor includes Bedrooms Two, Three and Four and the family Bathroom, with Bedroom One with En-suite located on the second floor. Outside the property features a Carport, Garage to the rear and an enclosed Garden.

**PORCH** With a door leading into the Hall.

**HALL** 6' 0" x 12' 5" (1.838m x 3.787m) With stairs ascending to the first floor and doors leading to the Lounge and Kitchen.

**LOUNGE** 12' 2" x 15' 6" (3.730m x 4.735m max) A well presented and homely front living space featuring an attractive fireplace, central heated radiator and double-glazed window to the front aspect.



**DINING/RECEPTION ROOM** 9' 11" x 8' 10" (3.045m x 2.693m) A wonderfully presented open-plan Dining Room which leads into the Conservatory. The Dining Room features a central heated radiator, and the Conservatory brings in lots of light with double glazed windows all round.



**KITCHEN** 8' 2" x 10' 6" (2.494m x 3.224m) A bright and airy Kitchen including a matching range of wall and base mounted units with roll top work surfaces over, a sink with drainer and mixer tap, white tiled splashback, a central heated radiator and double-glazed window to the rear aspect.



**BEDROOM TWO** 11' 8" x 12' 5" (3.574m x 3.800m) A well-sized double Bedroom featuring built-in wardrobes for that all important storage space. Also including a central heated radiator and double glazed window to the front aspect.



**BEDROOM THREE** 11' 7" x 9' 4" (3.556m x 2.853m max) A spacious second double Bedroom having a central heated radiator and double glazed window to the rear aspect.



**BEDROOM ONE** 13' 5" x 7' 4" (4.091m x 2.254m max) A modern and spacious top floor double Bedroom featuring an En-suite shower room, a central heated radiator, a skylight window and a double glazed window to the rear aspect.



**BEDROOM FOUR** 7' 5" x 7' 2" (2.273m x 2.208m) A cosy third Bedroom with space for a single bed, including a central heated radiator and double glazed window to the front aspect.



**ENSUITE** 8' 7" x 3' 2" (2.629m x 0.981m) Benefiting from a fully tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.

**BATHROOM** 8' 10" x 5' 4" (2.711m x 1.648m) A stylish fully tiled family Bathroom featuring a panelled bath, separate walk-in shower, low level W/C, pedestal wash basin and a double glazed opaque window.

**CARPORT** An ideal car storage space at the side of the property that is covered over and features double iron gates at the front.

**GARAGE** 9' 4" x 20' 0" (2.858m x 6.114m) A single Garage with access given through a side door in the rear Garden. There is no car access



For illustrative purposes only. Measurements are approximate and not to scale.  
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157 sq. m / 1690 sq. ft

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