



- NO ONWARD CHAIN
- Semi-Detached Property
- Three Bedrooms

- Luxury Amtico Flooring
- Fully Integrated Open-Plan Kitchen/Diner
- Driveway And Garage Store



024 7771 0780



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



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

\*\*\*NO ONWARD CHAIN\*\*\* Up Estates are pleased to bring to the market this well-presented three 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 luxury Amtico flooring and a fully integrated open-plan Living/Kitchen/Diner. In brief, this property comprises of; Porch, Hallway, Lounge and Living/Kitchen/Diner to the ground floor. The first floor includes three Bedrooms and the family Bathroom. Externally the property features a spacious driveway to the front and an enclosed rear Garden and Garage Store to the rear.

**PORCH** 5' 11" x 2' 1" (1.81m x 0.66m) With a door leading into the Hall.

**HALL** 5' 11" x 12' 3" (1.81m x 3.74m) Including luxury Amtico flooring, access to a storage cupboard, stairs ascending to the first floor and doors leading to the Lounge and open-plan Kitchen/Diner.

**LOUNGE** 12' 2" x 12' 5" (3.71m x 3.80m max) A cosy front Living Room featuring a well-sized bay window, central heated radiator and a double glazed window to the front aspect.



**OPEN-PLAN LIVING/KITCHEN/DINER** 18' 6" x 22' 5" (5.65m x 6.84m) A superb and stylish open-plan living space perfect for social gatherings, featuring luxury Amtico flooring, room for a dining table, two skylight windows and double French doors leading out to the rear. The Kitchen includes a matching range of wall and base mounted units with roll top work surfaces over, a sink with drainer and mixer tap, bright splashback and fully integrated dishwasher, washing machine, electric 4-ring hob, double oven/grill and fridge/freezer. This spacious room also includes central heated radiators, a double-glazed window and access to a storage cupboard.



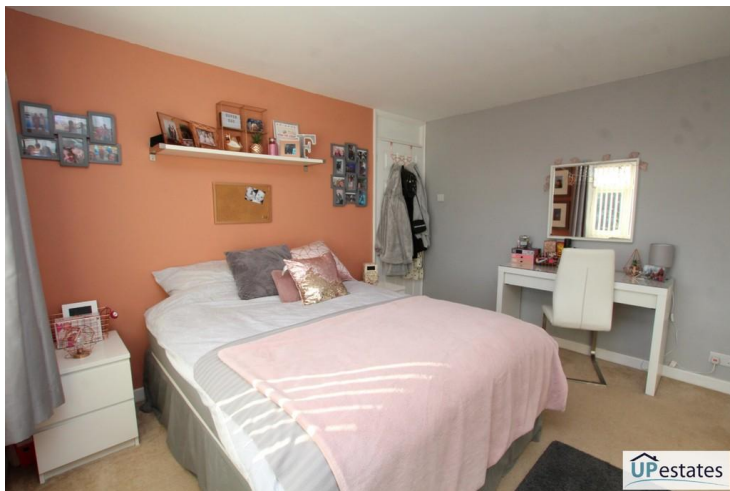
**LANDING** 6' 8" x 9' 10" (2.04m x 3.02m) With stairs rising from the ground floor and doors leading to accommodation. Also including access to the loft via a dropdown ladder.

**BEDROOM ONE** 11' 8" x 12' 4" (3.58m x 3.78m max) A spacious double bedroom having a central heated radiator and double glazed bay window to the front aspect.





**BEDROOM TWO** 11' 8" x 12' 0" (3.58m x 3.66m) A second double Bedroom with access to the airing cupboard, also having a central heated radiator and double glazed window to the rear aspect.



**BEDROOM THREE** 7' 3" x 7' 1" (2.22m x 2.16m) Having a central heated radiator and double glazed window to the front aspect.

**BATHROOM** 6' 8" x 5' 7" (2.04m x 1.71m) Being fully tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin and a double glazed opaque window.



**FRONT ASPECT** A well-sized tarmac driveway with space for two or more cars and a single gate access from the side of the property to the rear.

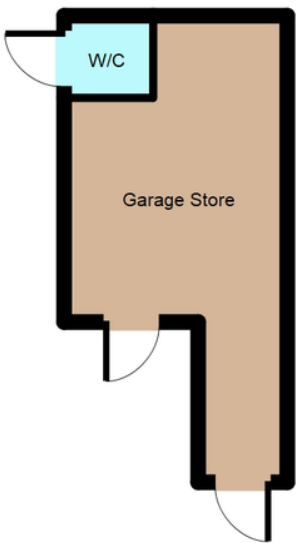
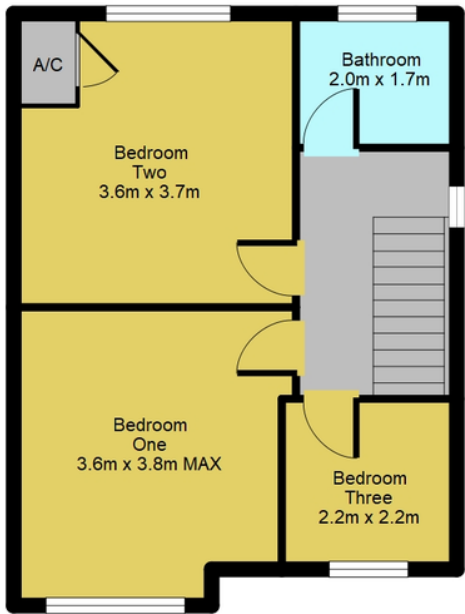
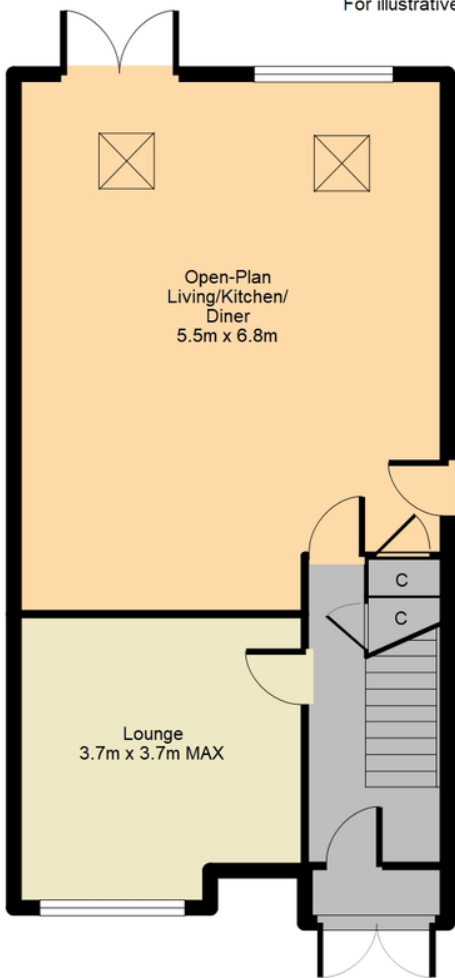
**GARDEN** An enclosed rear garden with a decking seating area followed by pavestones that lead onto a lawn with fencing along the boundaries. There is also a further decking area at the rear of the Garden and a single shed.



**GARAGE STORE** 9' 3" x 19' 3" (2.83m x 5.89m max) An external garage store with access through two pedestrian doors. This space also includes a W/C in working order with power and lighting.

For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX GROSS INTERNAL FLOOR AREA: 112 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		

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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.