

Arabella Walk, Coventry
£390,000



UP Estates



1



4



2



2



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- Detached Property
- Four Bedrooms, One with En-suite
- Downstairs W/C and Utility Room

- Modern Kitchen/Diner
- Driveway & Garage
- Excellent Condition Throughout



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IMPRESSIVE DETACHED Up Estates is pleased to offer this exceptionally well-presented detached property located in a popular area of Coventry with fantastic living space. Boasting four Bedrooms, one with an En-suite, a downstairs W/C and a Utility Room, and plenty of off-road parking. Briefly comprising; Entrance Hall, W/C, Lounge/Diner, Kitchen/Diner and Utility Room to the ground floor. On the first floor there are Four Bedrooms, One with an En-suite, and the Family Bathroom. Externally offering two front lawn areas, a driveway to the side for multiple vehicles, a Garage, and an enclosed garden to the rear. Viewing is strongly advised.

ENTRANCE HALL With stairs ascending to the first floor and doors leading to the W/C, Lounge/Diner and Kitchen/Diner.

W/C 6' 6" x 4' 11" (2.0m x 1.5m) With a low level W/C and hand wash basin.

LOUNGE/DINER 21' 7" x 10' 2" (6.6m x 3.1m) A sizeable Lounge/Diner benefitting from a feature fireplace with LED lights in surround, a central heated radiator, double glazed window to the front aspect and French doors leading out into the rear garden.



KITCHEN/DINER 21' 7" x 9' 10" (6.6m x 3.0m) A stunningly presented Kitchen/Diner with space for a dining table, double glazed windows to the rear and front aspects, and a central heated radiator. The Kitchen includes a matching range of wall and base mounted units with work surfaces over and upstand, a sink with drainer and mixer tap, a gas hob with an extractor fan over and oven below, and space for an American-style fridge-freezer. There is a door leading into the Utility Room.



UTILITY ROOM 6' 10" x 6' 6" (2.1m x 2.0m) Having wall and base mounted units with work surface over and upstand, space and plumbing for washing machine and drier, central heated radiator and a door leading out into the rear garden.

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

BEDROOM ONE 12' 9" x 9' 10" (3.9m x 3.0m) A double bedroom having a fitted wardrobe, central heated radiator and double glazed window to the rear aspect. There is a door leading into the En-suite.



ENSUITE 6' 2" x 6' 2" (1.9m x 1.9m) Benefitting from a tiled shower cubicle, low level W/C, vanity wash basin, central heated towel rail and opaque double glazed window.

BEDROOM TWO 15' 5" x 8' 10" (4.7m x 2.7m)
Another double bedroom having a central heated radiator and three double glazed windows to the front aspect.



BEDROOM THREE 11' 5" x 9' 2" (3.5m x 2.8m) A third double bedroom having a fitted wardrobe, central heated radiator and two double glazed windows to the front aspect.



BEDROOM FOUR 10' 9" x 6' 2" (3.3m x 1.9m) Having a central heated radiator and double glazed window to the rear aspect.

BATHROOM 6' 2" x 5' 2" (1.9m x 1.6m) A tiled bathroom having a panelled bath with shower over, low level W/C, vanity wash basin, central heated towel rail and a double glazed opaque window.

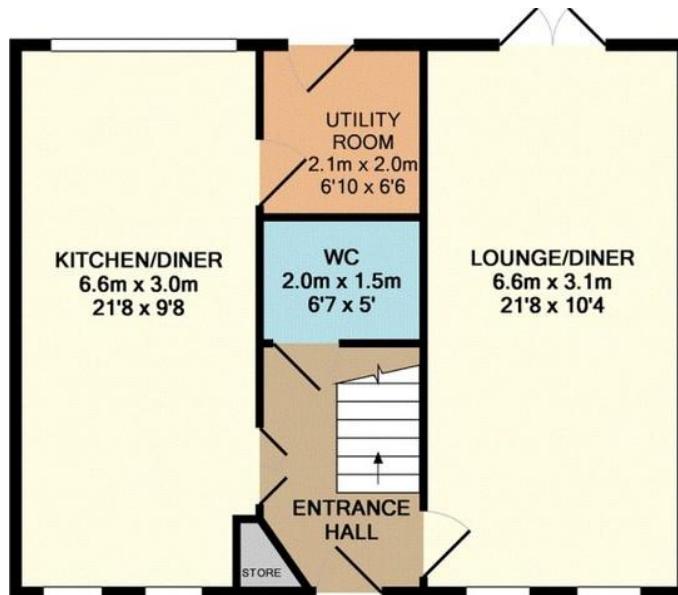


FRONT ASPECT Offering two lawn areas and a good-sized driveway to the side with access to the Garage.

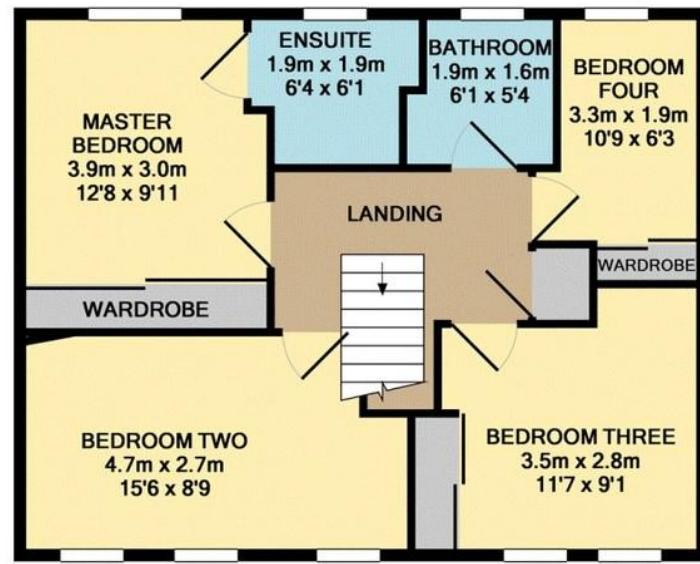
GARAGE Situated to the rear of the property and having an up-and-over door.

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





GROUND FLOOR
APPROX. FLOOR
AREA 53.3 SQ.M.
(574 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 53.9 SQ.M.
(580 SQ.FT.)

TOTAL APPROX. FLOOR AREA 107.2 SQ.M. (1154 SQ.FT.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		

- 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.