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- No Chain
- Garage
- Three Bedrooms

- Lounge/Diner
- Modern & Spacious
- Parking To Rear



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Here we have a fantastic opportunity to purchase a modern three bedroom mid terraced property located in a popular area of Coventry which is in close proximity to University Hospital and plenty of local shops / services. Also benefitting from a good-sized Lounge/Diner, a Garage/Off Road Parking to the rear, central heating and double glazing throughout. In brief, the property comprises; Hall, Spacious Lounge/Diner, Kitchen, Utility and W/C. On the first floor there are Three Bedrooms and the Bathroom. Externally offering a front garden and a well maintained rear garden with spacious shed and rear access. There is also a Garage and Off Road Parking.

HALLWAY With stairs ascending to the first floor and doors leading to the Lounge/Diner and Kitchen. There is also access to useful storage under stairs.

LOUNGE/DINER 22' 2" x 10' 4" (6.76m x 3.15m)
Having a large bay window to front aspect allowing plenty of natural light, central heated radiator, feature wall, French doors leading to garden and ample space for a range of furnishings.



KITCHEN 15' 2" x 5' 11" (4.64m x 1.82m) Including a range of wall and base mounted units with plentiful roll top work surfaces, splashback tiling, double glazed window, plus a stainless steel sink with drainer and mixer tap. There is space for a dishwasher, six ring rangemaster, American style fridge/freezer and smaller under countertop fridge.



UTILITY AND W/C 5' 8" x 5' 6" (1.75m x 1.69m)
Consisting of a ceramic sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, wall/base mounted units, splashback tiling, double glazed window and low level w/c



BEDROOM ONE 13' 0" x 10' 7" (3.98m x 3.23m)
Having a central heated radiator, large double glazed bay window to the front aspect and space for large bed, side tables, dressing table and wardrobes.



BEDROOM TWO 10' 10" x 10' 5" (3.31m x 3.19m)
Another spacious bedroom with central heated radiator and double glazed window to rear aspect.



BEDROOM THREE 6' 11" x 5' 11" (2.12m x 1.81m)
Consisting of double glazed window to front aspect and central heated radiator.

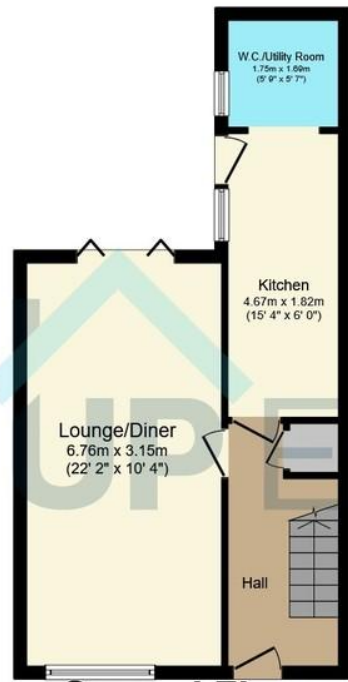


FAMILY BATHROOM 5' 11" x 5' 5" (1.81m x 1.67m)
The family bathroom includes a fully tiled bathroom having a panelled bath, low level W/C, pedestal wash basin, overhead mirrored cabinet, central heated radiator and a double glazed opaque window.



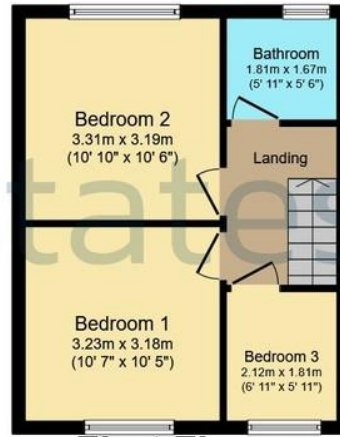
GARDEN A private rear garden with gated access from the rear, access to the Garage, shed and also an additional parking space.





Ground Floor

Floor area 41.0 sq. m. (441 sq. ft.)
 approx



First Floor

Floor area 34.0 sq. m. (366 sq. ft.)
 approx

Total floor area 75.0 sq. m. (807 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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.