



**4 Bedroom House - Semi-Detached**  
**located on Hill Road, Coventry**  
**Offers Over £265,000**

**UP Estates**





\*\*\*CORNER PLOT\*\*\* \*\*\*POTENTIAL TO EXTEND STPP\*\*\* \*\*\*SOME MODERNISATION & UPDATING REQUIRED\*\*\* UP Estates are pleased to offer to market this fantastic opportunity to acquire a four-bedroom semi-detached property located in the ever-popular area of Kersley End. Situated on a huge corner plot, giving the new purchaser the ability to grow & extend (STPP). Having four good sized bedrooms, a circa 1 year old boiler and having massed of kerb appeal being double fronted this really is a chance for you to make this house a home! In brief the property comprises of; Hall, Lounge, Kitchen/Diner, Study, Store, Lobby, Four Bedrooms, Family Bathroom & a plethora of space to the front, side and rear gardens. Get in touch as soon as possible to secure your viewing slot!

#### HALL

With stairs ascending to the first floor and doors leading to the Lounge and study.

#### LOUNGE

12'9" x 21'3"

Spacious Reception room having a central heated radiator, a double-glazed window and French doors to access to the Kitchen/Diner.

#### KITCHEN/DINER

16'2" x 15'0"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless-steel sink with drainer and mixer tap, integrated oven, hob and extractor with plenty of space for alternative appliances and Dining furniture with access to Lobby.

#### LANDING

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

#### STUDY

10'0" x 8'11"

Having a central heated radiator and a double-glazed window.

## Offers Over £265,000

- Four Bedroom Semi Detached
- Huge Potential to Extend (STPP)
- Favourable Location
- Double Fronted
- Circa 1 Year Old Boiler
- Multiple Reception Rooms
- Council Tax Band B





**BEDROOM ONE**

15'2" x 8'11"

Double Bedroom having a central heated radiator and double-glazed window to the front aspect with access to cupboard.

**BEDROOM TWO**

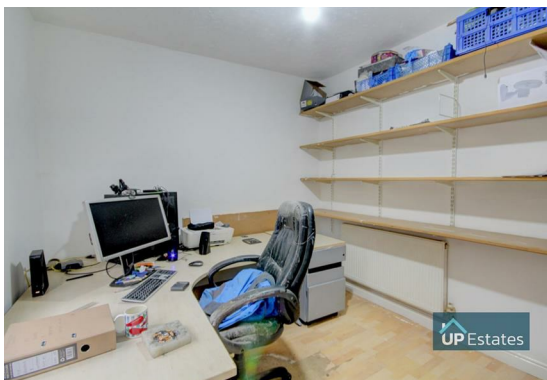
9'9" x 11'10"

Double Bedroom having a central heated radiator and double-glazed window to the rear aspect.

**BEDROOM THREE**

10'0" x 11'10"

Double Bedroom having a central heated radiator and double-glazed window to the rear aspect.



**BEDROOM FOUR**

10'0" x 8'11"

Double Bedroom having a central heated radiator and double-glazed window to the front aspect.



### **BATHROOM**

8'0" x 8'4"

Being fully tiled and having a panelled bath with separate shower over, low level W/C, pedestal wash basin, central heated towel radiator and a double-glazed opaque window.

### **GARDEN**

A private, corner plot garden with lots of opportunity, a patio area followed by a lawn with fencing along the boundaries.

### **STORE**

outdoor storage area.

### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Hill Road, Keresley End, Coventry







Total Area: 117.2 m<sup>2</sup> ... 1261 ft<sup>2</sup> (excluding store (unmeasured))

All measurements are approximate and for display purposes only

## CONTACT

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