

**3 Bedroom House - Semi-Detached**  
**located on Ransome Road,**  
**Coventry**  
**£228,000**

**UP Estates**



**\*\*ATTRACTIVE THREE BEDROOM SEMI-DETACHED PROPERTY - LOW MAINTENANCE GARDEN - BLOCK PAVED DRIVEWAY\*\*** Here is a fantastic opportunity to purchase this well presented, three bedroom semi-detached property which is located in a popular rural village location and benefits from a good sized driveway, integral garage and solar panels. In brief the property comprises; Porch, Lounge/ Dining Room, Conservatory, Kitchen and Downstairs Toilet to the ground floor. To the first floor there are Three Bedrooms and a Family Bathroom. Externally the property benefits from a Block Paved Driveway and an Integral Garage, with a non-overlooked Rear Garden.

#### **Porch**

With a door leading into the lounge.

#### **Lounge**

10'2" x 22'7"

Having a central heated radiator and a double glazed window, access to the conservatory and kitchen

#### **Kitchen**

7'6" x 8'10"

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.

#### **Downstairs W/C**

Benefiting from a low level w/c, wash hand basin and central heated radiator.

#### **Conservatory**

9'10" x 6'9"

Having double glazed windows and French doors opening to the rear garden.

#### **Landing**

With stairs rising from the ground floor, and doors leading to accommodation.

£228,000

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- CONSERVATORY
- LOW MAINTENANCE GARDEN
- LARGE DRIVEWAY AND INTEGRAL GARAGE
- SOLAR PANELS





**Bedroom One**

10'10" x 10'7"

Having a central heated radiator and double glazed window to the front aspect.

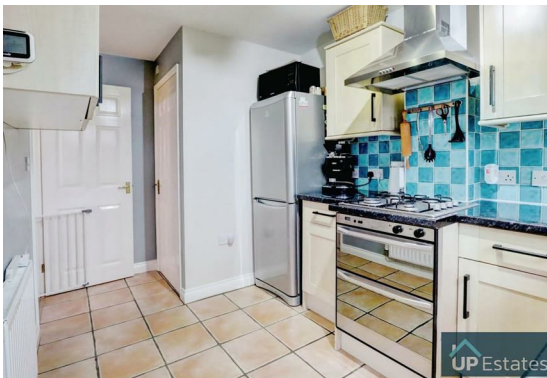
**Bedroom Two**

8'4" x 11'11"

Having a central heated radiator, fitted wardrobes and double glazed window to the rear aspect.

**Family Bathroom**

Being part tiled and benefiting from a white suite which comprises low level w/c, vanity wash basin and 'P' shaped bath with an electric shower over.



**Bedroom Three**

7'3" x 8'10"

Having a central heated radiator and double glazed window to the front aspect.

**Driveway**

Good sized block paved driveway



### **Garage**

7'6" x 15'7"

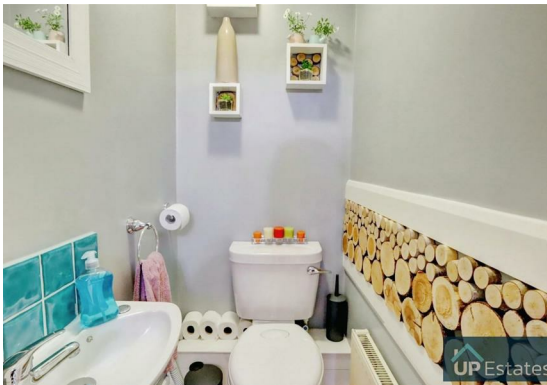
Having an up-and-over door.

### **Rear Garden**

Having an initial patio area which extends to a lawn with fencing to boundaries.

### **IMPORTANT NOTE TO PURCHASERS**

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.

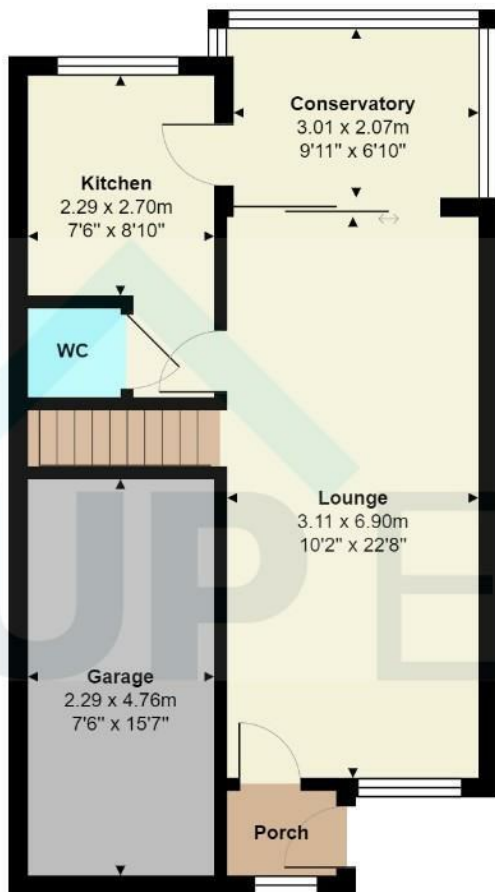
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Ransome Road, Gun Hill, New Arley, Coventry





Total Area: 99.1 m<sup>2</sup> ... 1067 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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