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**3 Bedroom House - Terraced**  
**located on Dickens Road, Coventry**  
**£205,000**

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Here we have a fantastic opportunity to purchase a three bedroom property located in a popular area of Coventry within close proximity to a range of local shops, services and amenities. The property is in need of renovation but has great potential. This property benefits from a social Kitchen/Diner, a useful Utility/Store area, off-road parking, and central heating & double glazing throughout. Briefly comprising of; Hall, Lounge, Kitchen/Diner and Utility/Store to the ground floor. On the first floor there are Three Bedrooms and the Bathroom. There is a driveway to the front aspect and an enclosed garden to the rear.

#### HALL

With stairs ascending to the first floor, access to a storage cupboard beneath the stairs, a central heated radiator and doors leading to the Lounge and Kitchen/Diner.

#### LOUNGE

10'10" x 11'6"

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

#### KITCHEN/DINER

16'10" x 13'2"

A social Kitchen/Diner benefitting from an island with a breakfast bar, a central heated radiator, double glazed windows to the rear and a door leading outside. The kitchen includes a matching range of wall and base mounted units with work surfaces, upstand and tiled splash back, a stainless steel sink with drainer and mixer tap, an electric hob, integrated oven, and space for further appliances. There is also access into the Utility/Store.

#### UTILITY/STORE

4'0" x 13'0"

A useful storage area with space for appliances, and two windows overlooking the rear garden.

£205,000

- Mid Terrace Property
- Three Bedrooms
- Kitchen/Diner & Lounge
- Utility/Store
- Enclosed Rear Garden
- Driveway Parking





**LANDING**

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

**BEDROOM ONE**

10'7" x 11'4"

A double bedroom having a central heated radiator and double glazed window to the front aspect.

**BEDROOM TWO**

10'7" x 13'3"

Another double bedroom having a central heated radiator and double glazed window to the rear aspect.



**BEDROOM THREE**

5'11" x 8'9"

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



#### **BATHROOM**

5'11" x 6'7"

Being partially tiled and having a panelled bath with shower over, low level W/C, hand wash basin and a double glazed window.

#### **FRONT ASPECT**

Having a driveway for parking.

#### **GARDEN**

An enclosed rear garden with a patio followed by a lawn, and fencing along the boundaries for privacy.

#### **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.

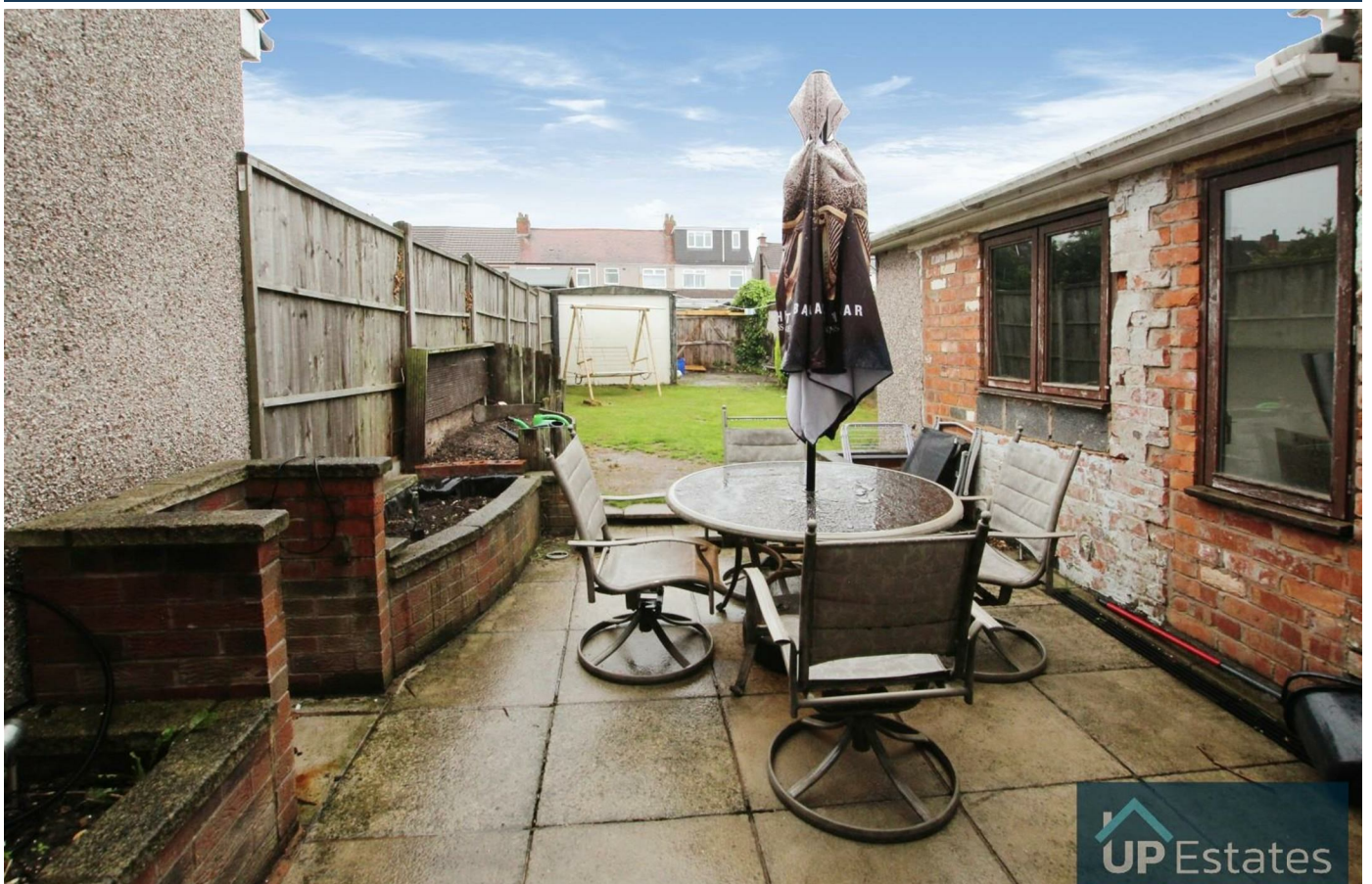
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

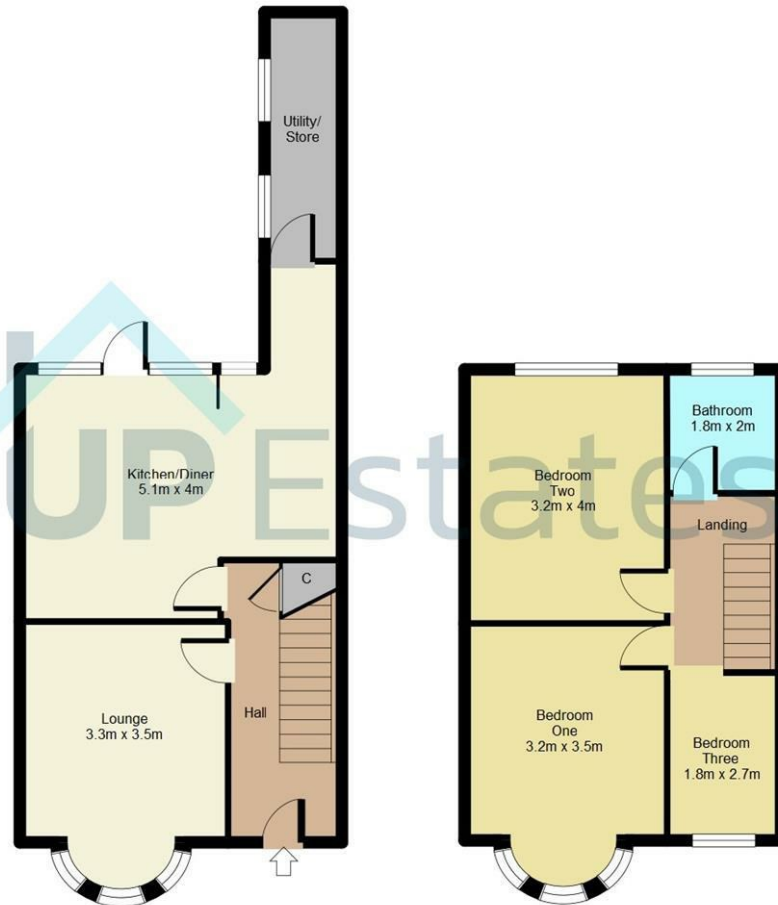
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Dickens Road, Keresley, Coventry





For illustrative purposes only. Measurements are approximate and not to scale.  
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Approx Internal Floor Area: 84.3 sq.m

## CONTACT

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