



**3 Bedroom House - Semi-Detached**  
**located on Arnold Avenue**  
**Offers Over £380,000**





**\*\*IMMACULATEDLY PRESENTED, EXTENDED FAMILY HOME\*\*** Situated on the popular Arnold Avenue, is this beautiful, much improved three bedroom semi-detached home. Very briefly comprising; multi-car driveway with electric vehicle point, entrance hall, bright kitchen diner, family living room, WC, store room, office and spacious private rear garden to the ground floor. On the first floor are three bedrooms, followed by the family bath & shower room.

#### FRONT ASPECT

An attractive semi-detached double bay fronted family home with multi-car driveway, door to porch and office.

#### PORCH

With double glazed windows and door into entrance hall.

#### ENTRANCE HALL

A welcoming entrance hall with beautiful tiled flooring, central heated radiator, stairs ascending to the first floor and doors leading to kitchen/diner and living room.

#### FAMILY LIVING ROOM

11'5" x 17'4"

A bright family living room with double glazed bay window, feature fireplace, central heated radiator and space for furnishings.

#### KITCHEN DINER

17'7" x 14'1"

A modern open plan kitchen diner boasting a matching range of wall and base mounted units, with oven, gas hob, extractor fan, central heated radiator, inset sink with drainer and mixer tap, double glazed windows, patio doors to the rear aspect and space for furnishings.

#### WC

With low level WC and wall mounted hand wash basin.

#### STORE ROOM

5'7" x 10'0"

With doors to office, rear aspect and lobby. Useful for storage and having electric.

## Offers Over

### £380,000

- EXTENDED MODERN FAMILY HOME
- TWO/THREE RECEPTION ROOMS
- PRIVATE SPACIOUS GARDEN
- BATH/SHOWER ROOM & WC
- BEAUTIFULLY PRESENTED THROUGHOUT
- MULTI-CAR DRIVEWAY





**OFFICE**

5'5" x 9'3"

A well presented office/study with double glazed skylight, central heated radiator, double glazed window and space for furnishings.

**LANDING**

With doors leading to accommodation and double glazed window.

**FAMILY BATH & SHOWER ROOM**

8'3" x 8'7"

An impressive family bathroom being tiled throughout and boasting walk in shower cubicle, paneled bath with mixer tap, low level WC, pedestal hand wash basin, central heated towel rail and double glazed opaque windows.





### **BEDROOM ONE**

10'11" x 19'1"

A sizeable double bedroom with integrated wardrobe storage, central heated radiator and double glazed bay window to the front aspect.

### **BEDROOM TWO**

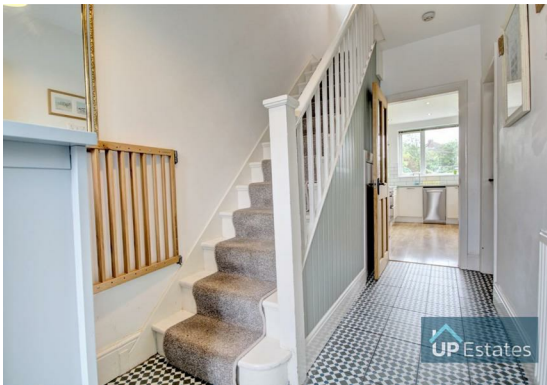
9'2" x 9'4"

A double bedroom with integrated wardrobe storage, central heated radiator and double glazed window.

### **BEDROOM THREE**

6'6" x 10'6"

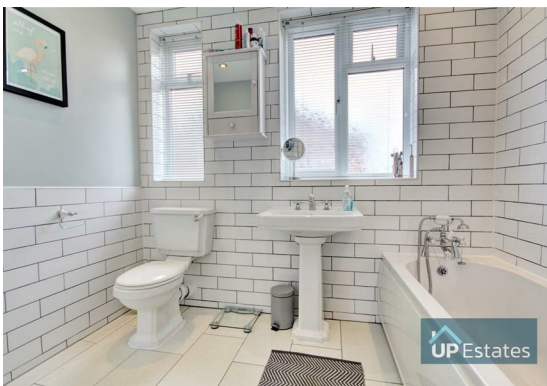
A good sized single bedroom with double glazed windows and central heated radiator.



### **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.



Arnold Avenue, Coventry





Total Area: 114.0 m<sup>2</sup> ... 1227 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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