



**3 Bedroom House - Terraced**  
**located on Anchorway Road,**  
**Coventry**  
**£330,000**

**UP Estates**



**\*\*BEAUTIFULLY PRESENTED, EXTENDED FAMILY HOME\*\*FINHAM CATCHMENT\*\*DETACHED GARAGE & DRIVEWAY\*\*STUNNING PRIVATE GARDEN\*\*** Up Estates are proud to present this fantastic three bedroom home in Finham, Coventry. The property has so much to offer and in brief comprises of entrance hall, lounge, kitchen/diner, WC to the ground floor. On the first floor you will find three good sized bedrooms and a family bathroom. To the rear aspect there is a large, well kept private garden with mature shrubbery, a double garage/workshop with back access and 2 vehicle driveway to the front. Call us now for your chance to acquire such a beautiful home in a sought after location.

#### **Entrance Hall**

A welcoming Entrance Hall having doors to Living Room and WC, also having central heated radiator.

#### **Living Room**

12'4" x 16'1"

Spacious Living Room having double glazed bay window to front, central heated radiator, inset feature log burner and double doors into Kitchen/Diner.

#### **Kitchen/Diner**

18'0" x 14'2"

Extended Kitchen including a matching range of wall and base mounted units with roll top work surfaces over, a full height carousel, a ceramic sink with drainer and mixer tap, double eye level oven, wine cooler, dishwasher, space for microwave, space for large fridge/freezer. Double Doors into Garden and double glazed window.

#### **WC**

Benefiting from a low level w/c and wash hand basin.

#### **Landing**

Landing having stairs ascending from ground floor and doors into accommodation.

£330,000

- **\*\*Double Garage/Workshop\*\***
- **Three Good Sized Bedrooms**
- **Family Bathroom & WC**
- **Spacious Kitchen/Diner**
- **Finham School Catchment**
- **Stunning Private Garden**





#### **Family Bathroom**

Having a tiled shower cubical, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

#### **Bedroom One**

10'9" x 12'8"

Bedroom one having fitted wardrobes, central heated radiator to front aspect and central heated radiator.

#### **Bedroom Two**

10'9" x 10'8"

Bedroom two having double glazed windows to rear aspect and central heated radiator.

#### **Bedroom Three**

5'11" x 5'7"

Bedroom three having double glazed window to front aspect and central heated radiator.





### **Rear Garden**

Impressively sized, private rear Garden being beautifully kept and having lawn, patio with veranda over, path and fenced boundary.

### **Front Aspect**

Boasting curb appeal, with driveway parking for two vehicles.

### **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.

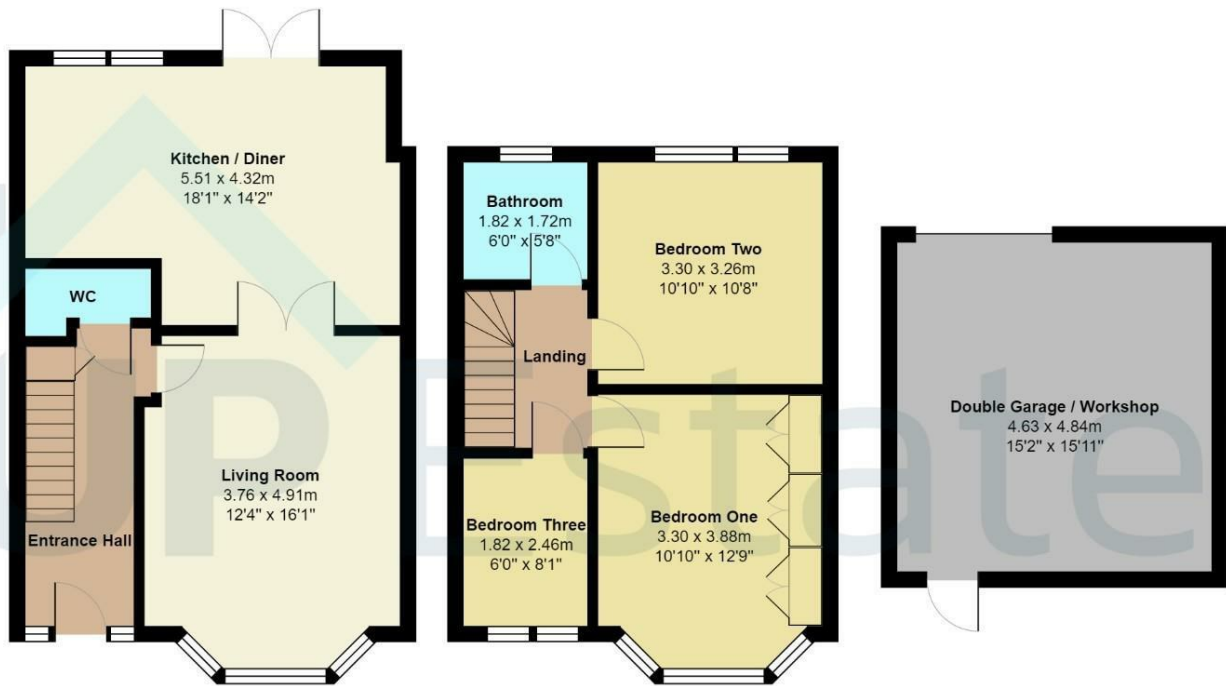
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Anchorway Road, Finham, Coventry





Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup> (excluding double garage / workshop)

All measurements are approximate and for display purposes only

## CONTACT

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