



 UP Estates



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4 Bedroom House - Semi-Detached
located on Swinburne Avenue,
Coventry
£385,000

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****NO CHAIN - SPACIOUS LIVING AREA - SOUGHT AFTER LOCATION**** Up Estates are pleased to bring to market this sizable family home situated in a desirable location of Copsewood, just off Binley Road in close proximity to local amenities. Briefly comprises; Porch, Hall, Lounge Dining Room, Kitchen, Conservatory, Utility, Landing, Four Bedrooms & Family Bathroom. Front and back garden with garage. Viewing is recommended!

Porch

With a door leading into the Hall.

Hall

With stairs ascending to the first floor and doors leading to the Lounge/Dining Room and Kitchen.

Lounge/Dining Room

A spacious reception room having central heated radiator and a double glazed window with a door opening to the conservatory.

Kitchen

14'3" x 8'8"

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 hob, oven and extractor with plenty of space for alternative appliances.

Conservatory

Great space having double glazed windows and French doors opening to the rear garden with access to the utility.

Utility/Shower Room

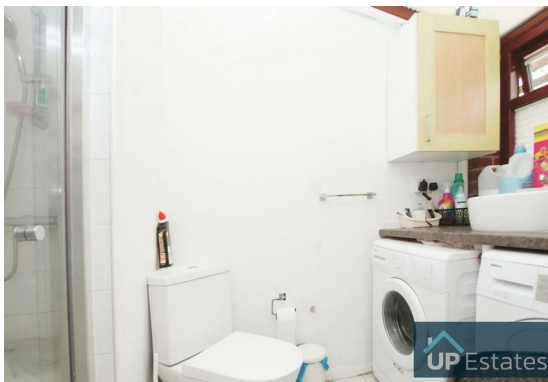
4'4" x 9'6"

Having wall and base mounted units, with stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and shower cubicle, low level W/C, pedestal wash basin.

£385,000

- NO CHAIN
- SEMI-DETACHED HOME
- SOUGHT AFTER AREA
- FOUR GOOD-SIZED BEDROOMS
- GARAGE AND DRIVEWAY
- SPACIOUS PROPERTY





Landing

With stairs rising from the ground floor, office area, stairs descending from the 2nd floor and doors leading to accommodation.

Bedroom Two

11'9" x 13'5"

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

Bedroom Three

11'9" x 12'4"

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

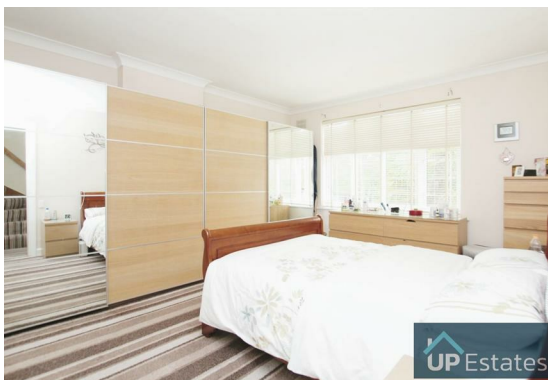
Bedroom Four

12'7" x 10'7"

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

Bathroom

Being tiled and having a paneled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.





Hall

With stairs rising from the first floor, access to a door leading to Bedroom One.

Bedroom One

14'5" x 14'5"

Double bedroom having a central heated radiator and Velux windows.

Garden

A private rear garden with patio followed by a lawn with shed, shrubbery and fencing along the boundaries.

Garage

Having power and lighting and an up-and-over door.

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 contract 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.





Swinburne Avenue, Coventry





Total Area: 148.9 m² ... 1603 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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