



4 Bedroom House - Semi-Detached
located on Asthill Grove, Coventry
£635,000

UP Estates



****OVER 2200 SQUARE FT OF LIVING SPACE ON A LARGE PLOT -
USABLE LOFT WITH STAIRS - HIGH SPECIFICATION THROUGHOUT
- SOUGHT AFTER LOCATION NEAR WAR MEMORIAL PARK & CITY
CENTRE**** This beautifully presented four double bedroom plus
usable loft, spacious family home is now available for purchase!
Very briefly comprising; driveway, entrance hall, WC, living room,
kitchen diner, sitting room, utility room, store and sizable rear
garden to the ground floor. On the first floor there are four double
bedrooms, ensuite to bedroom one and the family bathroom. Off
of the landing is stairs ascending to the usable loft.

FRONT ASPECT

An attractive semi-detached family home with multi-car driveway and access to the store / entrance hall. There is also gated side access.

ENTRANCE HALL

A welcoming entrance hall with double doors, stairs ascending to the first floor, central heated radiator and doors leading to further accommodation.

LIVING ROOM

12'4" x 17'10"

A lovely family living room with feature fireplace, doors to kitchen diner, double glazed bay window and central heated radiator.

KITCHEN DINER

10'7" x 33'2"

A spacious extended kitchen diner boasting a matching range of wall and base mounted units with work surfaces over, hand wash basin with drainer and mixer taps, integrated appliances including; gas hob, extractor, double oven and dishwasher. There are a range of dual aspect windows, double glazed skylights, space for dining furnishings and bi-fold doors to the rear aspect.

SITTING ROOM

11'7" x 20'4"

Including floor to ceiling double glazed bay window and door into the garden, also having a feature fireplace and central heated radiator.

WC

Including low level WC and hand wash basin mounted in unit.

£635,000

- SPACIOUS FAMILY HOME ON SIZABLE PLOT
- FOUR DOUBLE BEDROOMS PLUS LOFT
- WC, ENSUITE & BATHROOM
- DRIVEWAY, STORE AND LARGE UTILITY
- HIGHLY SOUGHT AFTER LOCATION NEAR MEMORIAL PARK
- BEAUTIFULLY PRESENTED THROUGHOUT





 UP Estates



 UP Estates

UTILITY ROOM

8'0" x 24'0"

A large and versatile space, with a range of matching base mounted units, sink with drainer and mixer tap and further space/plumbing for appliances. There is also a door and double glazed window to the rear aspect and door into store.

STORE

8'0" x 7'8"

Useful space for storage with up-and-over door to the front aspect.

REAR ASPECT

A large, spacious private garden initially paved followed by lawn with mature shrubbery, fenced boundary and gated side access.

LANDING

With stairs descending from the ground floor, stairs ascending to the loft, having double glazed window, central heated radiator and doors to accommodation.

BEDROOM ONE

12'9" x 16'7"

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



 UP Estates



ENSUITE

5'6" x 4'11"

Being tiled throughout, having walk in shower cubicle, low level WC, central heated towel rail, light mirror and hand wash basin mounted in vanity unit.

BEDROOM TWO

11'5" x 14'8"

A good sized double bedroom with double glazed window, central heated radiator & integrated wardrobe storage.

BEDROOM THREE

8'4" x 16'4"

A good sized double bedroom with double glazed window, central heated radiator & integrated wardrobe storage.

BEDROOM FOUR

9'11" x 8'10"

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

BATHROOM

7'0" x 8'9"

A spacious family bathroom, having paneled bath with mixer taps, walk in shower cubicle with waterfall shower, light mirror, hand wash basin mounted in vanity unit, central heated towel rail, low level WC and opaque double glazed window.

LOFT

12'0" x 17'7"

With potential to convert fully into a bedroom subject to PP*, having double glazed windows and accessed via stairs.

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 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.





Asthill Grove, Coventry





Total Area: 212.5 m² ... 2287 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

UP Estates