



**3 Bedroom House - Terraced**  
**located on Dulverton Avenue,**  
**Coventry**  
**£235,000**

**UP Estates**





**\*\*EXTENDED THREE BEDROOM FAMILY HOME - WC UTILITY & BATHROOM - DETACHED GARAGE & DRIVEWAY - TWO RECEPTION ROOMS\*\*** This is a fantastic opportunity to purchase an extended three bedroom home on the popular Dulverton Avenue, close to a wide range of amenities, well regarded schools such as St Christophers & within walking distance to Allesley Park. The property itself briefly comprises; driveway, entrance hall, open plan lounge diner flowing through to kitchen, sun room, WC utility, rear garden and detached garage to the ground floor. On the first floor are three bedrooms and the family bathroom.

#### **FRONT ASPECT**

An attractive, double bay fronted terraced home with driveway and door into entrance hall.

#### **ENTRANCE HALL**

With door to lounge diner and stairs ascending to the first floor.

#### **LIVING ROOM**

12'7" x 10'5"

Having double glazed window to the front aspect, central heated radiator and opening to the dining area.

#### **DINING AREA**

9'10" x 11'5"

Including doors to the sun room, opening to kitchen and central heated radiator.

#### **KITCHEN**

5'2" x 11'5"

Boasting a matching range of wall and base mounted units with work surfaces over, inset sink with drainer and mixer tap, double glazed window, integrated oven, grill gas hob, extractor and fridge freezer.

#### **SUN ROOM**

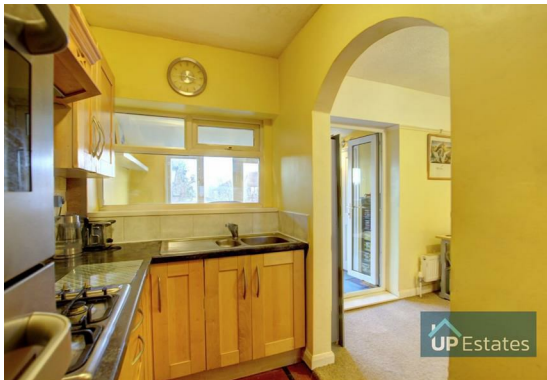
10'2" x 7'4"

With a range of double glazed windows to the rear aspect, french doors and door to WC utility.

£235,000

- EXTENDED THREE BEDROOM HOME
- DETACHED GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION
- WC UTILITY & BATHROOM
- OPEN PLAN LOUNGE DINER & SUN ROOM
- COUNCIL TAX BAND B





#### **WC UTILITY**

4'0" x 5'5"

Including low level WC and space/plumbing for appliances.

#### **REAR ASPECT**

A good sized rear garden initially paved followed by lawn, with fenced boundary, shrubbery, access to the detached garage and rear entry.

#### **LANDING**

With doors leading to accommodation.

#### **BEDROOM ONE**

9'8" x 12'4"

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

#### **BEDROOM TWO**

10'0" x 12'4"

A double bedroom with central heated radiator and double glazed window to the rear aspect.





### **BEDROOM THREE**

5'8" x 7'6"

A single bedroom with central heated radiator and double glazed window to the front aspect.

### **BATHROOM**

5'4" x 5'7"

Being tiled throughout, having paneled bath with shower over, low level WC, pedestal hand wash basin, central heated towel rail and opaque double glazed window.

### **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.







Dulverton Avenue, Coventry





Total Area: 78.0 m<sup>2</sup> ... 840 ft<sup>2</sup> (excluding garage)

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](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

