



 UP Estates



**3 Bedroom House - Semi-Detached**  
**located on Second Avenue,**  
**Coventry**  
**£299,000**

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**\*\*THREE DOUBLE BEDROOMS - BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME - GARAGE & DRIVEWAY - WC, ENSUITE & BATHROOM\*\*** Situated on the sought after Copeswood estate in Binley is this beautifully presented three double bedroom semi-detached family home. Viewing is essential to appreciate this home which very briefly comprises; garage, driveway, entrance hall, lounge diner, kitchen diner, utility room, WC and rear garden to the ground floor. On the first floor are three double bedrooms, bedroom one boasting ensuite, followed by the family bathroom.

#### **ENTRANCE HALL**

A welcoming entrance hall with doors to lounge diner, kitchen diner, WC and stairs ascending to the first floor.

#### **LOUNGE DINER**

16'8" x 17'2"

A lovely living room, with a range of dual aspect windows allowing plentiful natural light, central heated radiator and space for furnishings.

#### **KITCHEN DINER**

9'4" x 15'3"

A beautiful kitchen diner with a range of wall and base mounted units, work surfaces over, integrated gas hob, extractor, oven, inset sink with drainer and mixer tap, double glazed dual aspect windows, space for dining furnishings/further appliances, central heated radiator, patio doors to rear aspect and door into utility room.

#### **UTILITY ROOM**

6'5" x 7'2"

Having wall and base mounted units, space and plumbing for appliances, inset sink with drainer and mixer tap and door into garden.

£299,000

- DOUBLE FRONTED SEMI-DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- WC, UTILITY, ENSUITE & BATHROOM
- SOUGHT AFTER COPESWOOD ESTATE
- GARAGE & DRIVEWAY
- WELL PRESENTED THROUGHOUT





#### **WC**

6'1" x 3'3"

A good sized downstairs toilet having low level WC, pedestal hand wash basin and central heated radiator.

#### **REAR ASPECT**

Initially paved followed by lawn with fenced boundary, gated side access and access leading to the garage.

#### **LANDING**

With dual aspect windows, stairs descending from the first floor and doors leading to accommodation.

#### **BEDROOM ONE**

8'5" x 12'0"

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

#### **ENSUITE**

Being partially tiled with walk in shower cubicle, low level WC, opaque double glazed window, central heated radiator and pedestal hand wash basin.





### **BEDROOM TWO**

9'6" x 7'6"

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

### **BEDROOM THREE**

9'6" x 7'4"

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

### **BATHROOM**

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



### **DISCLAIMER**

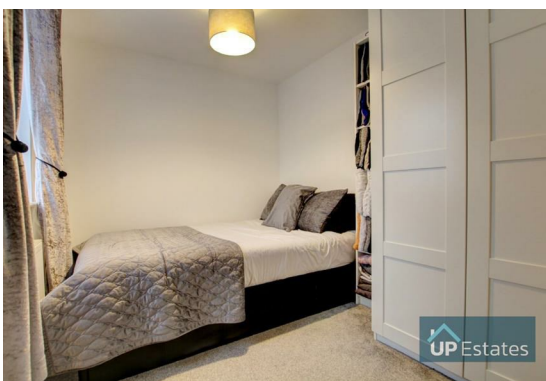
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed 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.



Second Avenue, Coventry





## CONTACT

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