

3 Bedroom House - Detached
located on Sheldrake Close,
Coventry
£365,000

UP Estates



****DETACHED THREE DOUBLE BEDROOM FAMILY HOME**SOUGHT AFTER MORRISONS ESTATE**WC, ENSUITE & BATHROOM**GARAGE CONVERSION PART OFFICE & STORAGE****
This is a fantastic opportunity to purchase a detached three double bedroom home on the sought after Morrisons Estate. Briefly comprising; driveway, front lawn, garage converted to half storage & office, entrance hall, living room, WC, open plan kitchen social area flowing through to conservatory dining room with private rear garden to the rear. On the first floor there are three double bedroom, bedroom one boasting ensuite and then the family bathroom.

Hall

With stairs ascending to the first floor and doors leading to the Living room, Kitchen/Breakfast room and WC.

Living Room

10'1" x 13'3"

Having a central heated radiator and a double-glazed window

Kitchen/Breakfast Room

12'1" x 16'0"

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

Sitting Area

7'4" x 9'9"

Having a central heated radiator and access to dining room.

Dining Room

9'2" x 12'0"

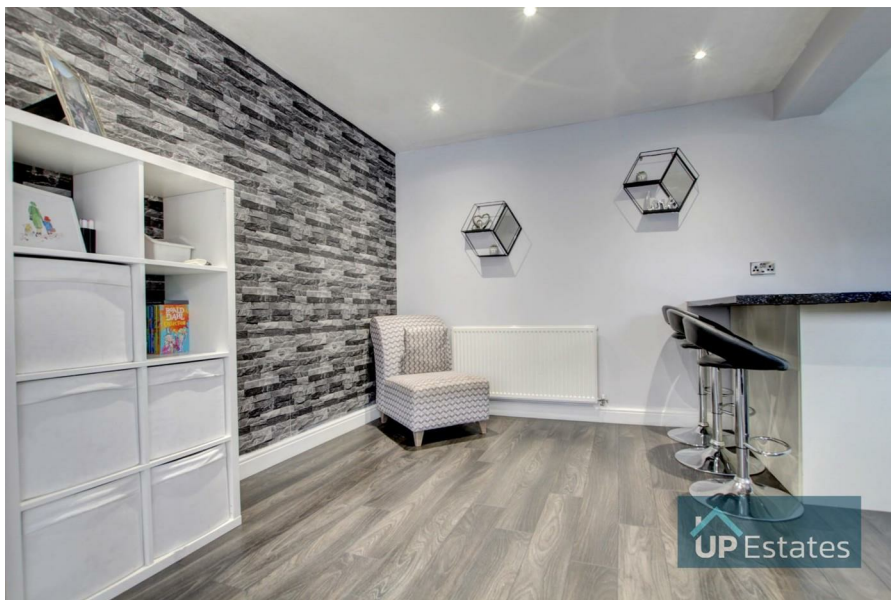
Having a central heated radiator, double glazed windows and french doors leading to the garden.

WC

Benefiting from a low level w/c, wash hand basin and central heated radiator.

£365,000

- DETACHED EXTENDED FAMILY HOME
- SOUGHT AFTER MORRISONS ESTATE
- GARAGE CONVERSION TO OFFICE & STORAGE
- ENSUITE, WC & BATHROOM
- EXTENDED TO THE REAR
- IMMACULATEDLY PRESENTED THROUGHOUT





Landing

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

Bedroom One

12'9" x 11'11"

Double bedroom having a central heated radiator, built in wardrobes, access to ensuite and double glazed bay window to the front aspect.

Ensuite

8'9" x 5'8"

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



Bedroom Two

10'6" x 9'4"

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



Bedroom Three

8'10" x 7'3"

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

Bathroom

5'6" x 8'7"

Being partially 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.

Garden

A private rear garden with artificial lawn followed by a patio area with access to Office and fencing along the boundaries.

Office

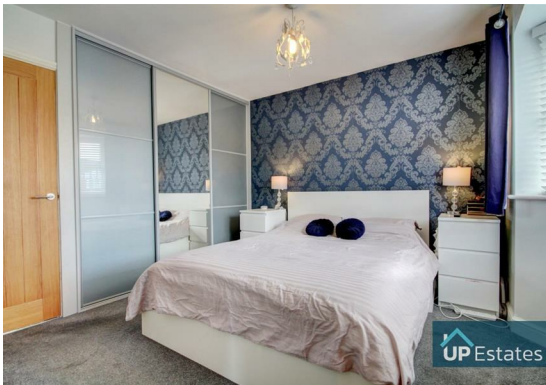
Partly converted garage into Study/Office area.

Storage

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.



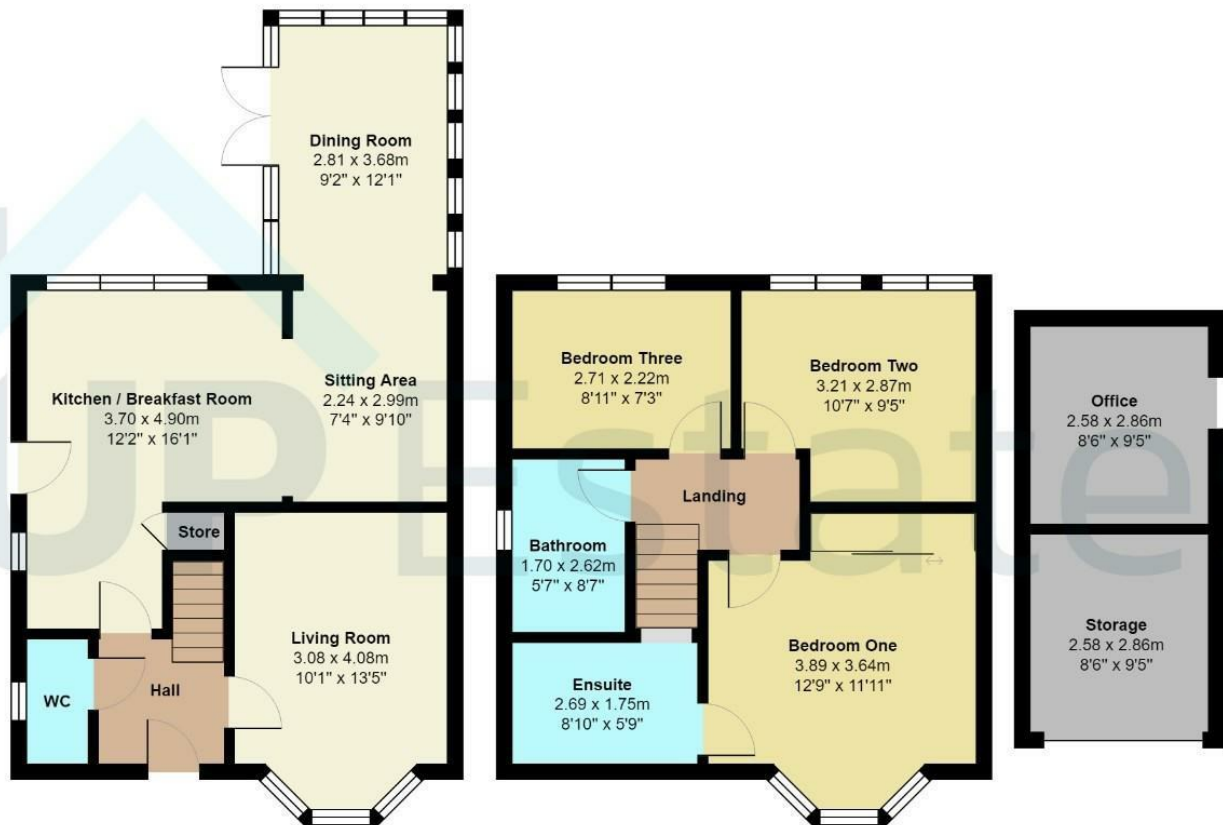
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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



Sheldrake Close, Binley, Coventry





Total Area: 99.0 m² ... 1066 ft² (excluding office, storage)

All measurements are approximate and for display purposes only

CONTACT

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