



3 Bedroom House - Detached
located on Appledore Drive,
Coventry
£395,000

UP Estates



****GARDEN ROOM/PUB - BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM DETACHED FAMILY HOME - SCOPE TO EXTEND - OPEN PLAN KITCHEN DINER - SPACIOUS PRIVATE GARDEN - QUIET CUL DE SAC LOCATION**** This beautifully presented detached family home tucked away in Appledore Drive is now available for purchase! Very briefly comprising; driveway, garage, front lawn, entrance hall, WC, living room, kitchen diner, utility room, spacious private garden with garden room/pub all to the ground floor. On the first floor are three good sized bedrooms and the family bathroom.

FRONT APPROACH

Beautifully presented extended three bed detached family home offering a single garage and ample space for parking for multiple vehicles

ENTRANCE HALL

With stairs ascending to the first floor and doors leading to accommodation.

LIVING ROOM

12'5" x 18'0"

With double glazed bay window to the front aspect, feature fireplace, central heated radiator and space for furnishings.

KITCHEN DINER

24'7" x 10'10"

A lovely living kitchen diner boasting a matching range of wall and base mounted units with breakfast bar, double glazed windows, doors to the rear and side aspect, central heated radiator, integrated double oven and hob , extractor, dishwasher, fridge, inset sink with drainer and mixer tap with space for further appliances.

UTILITY ROOM

8'9" x 5'2"

Having a matching range of wall and base mounted units, space and plumbing for appliances.

£395,000

- GARDEN ROOM/PUB
- EXTENDED DETACHED FAMILY HOME
- BEAUTIFUL PRIVATE AND SPACIOUS GARDEN
- WC, UTILITY ROOM & BATHROOM
- GARAGE & DRIVEWAY
- SOUGHT AFTER ALLESLEY GREEN LOCATION IN CUL DE SAC
- OPEN PLAN LIVING KITCHEN DINER
- THREE BEDROOMS





WC

Having low level WC, opaque double glazed window, central heated radiator and hand wash basin.

REAR ASPECT

A spacious south facing private garden initially paved followed by lawn with mature shrubbery, fenced boundary, space to the side aspect with gate and access to the garden room/pub.

GARDEN ROOM/PUB

9'10" x 9'6"

A fantastic space with power/electric windows and doors opening to the garden.

LANDING

With stairs descending from the ground floor and doors leading to accommodation.

BEDROOM ONE

9'2" x 14'9"

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





BEDROOM TWO

9'2" x 10'5"

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

BEDROOM THREE

7'3" x 9'4"

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

BATHROOM

6'3" x 6'7"

Being tiled throughout with walk in shower cubicle, hand wash basin and WC mounted in vanity unit, opaque double glazed window and central heated towel rail.

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 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.





Appledore Drive, Coventry





Total Area: 113.6 m² ... 1222 ft²

All measurements are approximate and for display purposes only

CONTACT

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