



3 Bedroom House - Detached
located on Phoebe Close, Coventry
Offers Over £360,000

 **UP Estates**



****LARGE THREE DOUBLE BEDROOM, DETACHED FAMILY HOME**** Up Estates are excited to bring to market this exceptional, three double bedroom property which is located on the sought after Copsewood Estate just off Binley road which has been built by Messers David Wilson. This property must be viewed to appreciate the size and space of the property with it situated onlooking a green, the property has been lovingly maintained by the current owners and has the benefit of fitted wardrobes in two of the double bedrooms.

In brief the property comprises; an entrance hallway, a lounge/diner with French doors opening out onto the rear garden, a fitted kitchen with integrated appliances and a WC to the ground floor. To the first floor are three double bedrooms with the master bedroom boasting an en-suite shower room and dressing area, and a family bathroom. Externally the property occupies a larger than average plot and benefits from a driveway providing off road parking, a garage and a rear garden with lawn and patio areas.

FRONT APPROACH

A 3 bed detached house located in a quiet cul-de-sac on the sought after Copsewood Estate just off Binley road and offers off road parking with a single garage.

HALL

With stairs ascending to the first floor and doors leading to the Lounge and Kitchen and downstairs WC

CLOAKROOM

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

KITCHEN

12'2" x 8'2"

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 and integrated appliance's

LOUNGE/DINER

15'7" x 15'5"

Having a central heated radiator and a double glazed window and ample space for family dining. Also benefits from integrated storage.

LANDING

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

Offers Over
£360,000

- THREE DOUBLE BEDROOMS
- DETACHED PROPERTY
- GARAGE
- SOLAR PANELS
- EXCELLENT CONDITION THROUGHOUT
- COPSEWOOD ESTATE





BEDROOM ONE

10'4" x 9'1"

Spacious first bedroom having a central heated radiator and double glazed window to the rear aspect with the benefit of having an ensuite.

ENSUITE

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

BEDROOM TWO

15'5" x 9'0"

Great sized second bedroom having a central heated radiator and double glazed window to the front aspect.



BEDROOM THREE

10'6" x 10'4"

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



BATHROOM

Being partially tiled and having a bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

GARAGE

Having power and lighting and an up-and-over door.

GARDEN

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

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.

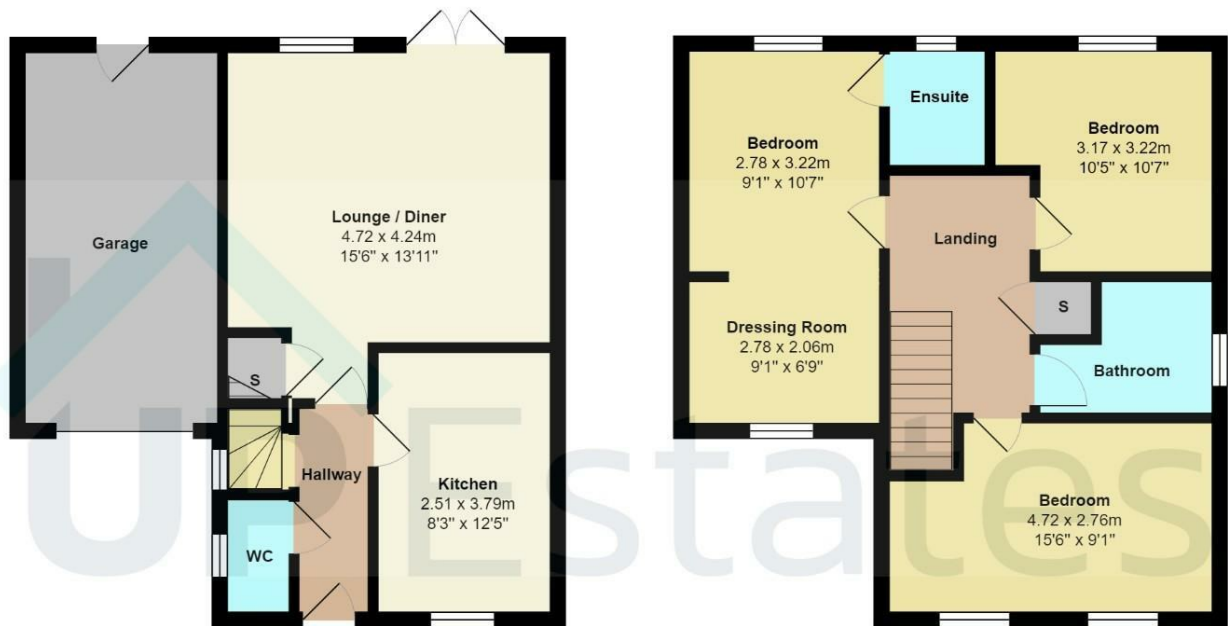
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Phoebe Close, Coventry





Total Area: 109.5 m² ... 1178 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

