



4 Bedroom House - Terraced
located on Dulverton Avenue,
Coventry
Offers Over £285,000





****EXTENDED DOUBLE BAY FRONTED FAMILY HOME - TWO BATHROOMS - GARDEN ROOM WITH POWER/ELECTRIC - SOUGHT AFTER COUNDON LOCATION**** This is a fantastic opportunity to purchase a deceptively spacious four bedroom terraced family home on the sought after Dulverton Avenue. The property very briefly comprises; driveway, entrance hall, shower room, living room, dining room, kitchen breakfast room, rear garden and garden room with power/electric to the ground floor. On the first floor there are three bedrooms, bedroom four is being utilized as a walk in wardrobe and followed by the family bathroom. To the second floor as the result of a loft conversion is a further double bedroom. Call now to view!

ENTRANCE HALL

Welcoming entrance hall with doors to accommodation and stairs rising to the first floor.

LIVING ROOM

10'9" x 14'1"

With central heated radiator, feature fireplace, double glazed bay window and door into dining room.

DINING ROOM

10'9" x 11'1"

With space for furnishings, central heated radiator, feature fireplace and opening to kitchen breakfast room.

KITCHEN BREAKFAST ROOM

15'8" x 10'9"

Boasting a matching range of wall and base mounted units with work surfaces over, inset sink with drainer and mixer tap, patio doors and double glazed window to the rear aspect. Integrated appliances include oven, gas hob, extractor, fridge freezer & washing machine.

SHOWER ROOM WC

5'2" x 8'10"

Having wall mounted shower, being tiled throughout, central heated towel rail, hand wash basin and low level WC.

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£285,000

- EXTENDED TO THE REAR & LOFT
- GARDEN ROOM WITH POWER/ELECTRIC
- SHOWER ROOM & BATHROOM
- DRIVEWAY
- POPULAR COUNDON LOCATION
- THREE STOREY FAMILY HOME





REAR ASPECT

Initially paved followed by lawn, fenced boundary, gated rear access, feature pond and door into garden room.

GARDEN ROOM

14'6" x 13'6"

Having power, electric and two double glazed windows.

LANDING

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

BEDROOM ONE

10'2" x 14'5"

A large double bedroom with double glazed bay window, opening to bedroom four/walk in wardrobe, and central heated radiator.

BEDROOM TWO

12'9" x 11'9"

A double bedroom found on the second floor, with double glazed window, central heated radiator and eaves storage.



BEDROOM THREE

10'9" x 11'5"

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

BEDROOM FOUR / WALK IN WARDROBE

6'2" x 6'6"

Currently utilized as a walk in wardrobe, with double glazed window and central heated radiator.

BATHROOM

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



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: 113.6 m² ... 1222 ft² (excluding eaves storage, garden room with power & electric)

All measurements are approximate and for display purposes only

CONTACT

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