



2 Bedroom House - End Terrace
located on Sewall Highway,
Coventry
£245,000

UP Estates



****NO UPWARD CHAIN**** Here is a great opportunity to purchase an EXTENDED, well presented two double bedroom, end terrace property with loft room which is located in a sought after area of Coventry and is situated close to local amenities. Featuring a stunning modern breakfast kitchen with integrated appliances, an elegant lounge/diner, a loft room and off road parking. In brief this property comprises; hallway, W/C, lounge/diner and breakfast kitchen to the ground floor. To the first floor there are bedrooms one and two as well as the bathroom and stairs which lead up to the loft room. Externally, there is a driveway to the front of the property along with a low maintenance garden to the rear. Including central heating and double glazing throughout.

Front Approach

Having a paved driveway to the front of the property and borders to the edges.

Hallway

The main entrance to the property having a door leading in from the front aspect, a central heated radiator and stairs ascending to the first floor. There is also a door leading into the breakfast kitchen and another door leading through into the lounge/diner.

Lounge/Diner

10'6" x 26'2" inc. bay

An elegant and sophisticated lounge/diner having feature chandelier lights, a built in cupboard and double doors leading through into the kitchen. It also has two central heated radiators and a double glazed bay window to the front aspect.

Kitchen

17'0" x 14'9" max

A stunning modern breakfast kitchen having matching wall and base mounted units with a square edged work surface over and a matching splash back. Benefitting from two integrated ovens, an integrated combi microwave oven, dishwasher, fridge/freezer and washer/dryer. Including a good-sized sink with a drainer and a mixer tap. Having a breakfast bar with an integrated electric hob on top. It also has a central heated radiator, a door leading into the hallway and double glazed doors which lead out into the rear garden.

£245,000

- NO UPWARD CHAIN
- TWO BEDROOM END TERRACE PROPERTY
- STUNNING MODERN BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- WELL PRESENTED THROUGHOUT
- LOFT SPACE
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN





W/c

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

Landing

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation. It also has another set of stairs which ascends to the loft room.

Bedroom One

13'9" x 10'4" inc. bay

An attractive and chic bedroom having a central heated radiator and a double glazed window to the front aspect.

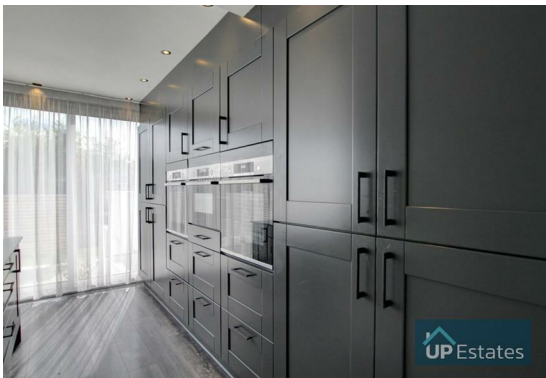
Bedroom Two

9'10" x 11'11"

Having built in wardrobes, a central heated radiator and a double glazed window to the rear aspect.

Bathroom

A stylish bathroom being partially tiled and having a panelled bath with a shower over and a glass shower screen, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window to the rear aspect.





Loft Space

16'6" x 11'10"

This loft room has two double glazed skylights, a central heated radiator and stairs rising from the first floor.

Rear Garden

A private rear garden with a decking area and steps leading down to a paved seating area followed by a lawn with fencing along the boundaries. There are also steps leading up to the side of the property and double gates at the bottom of the garden which lead out to the rear access.

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 contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

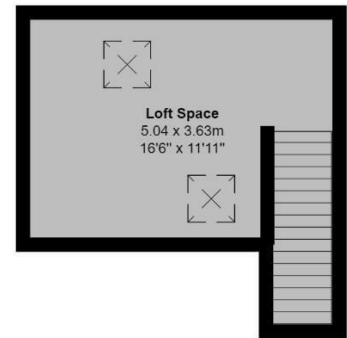
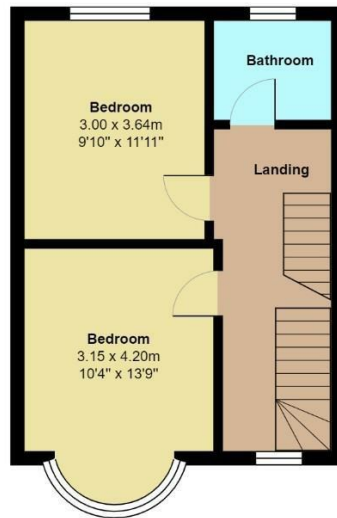
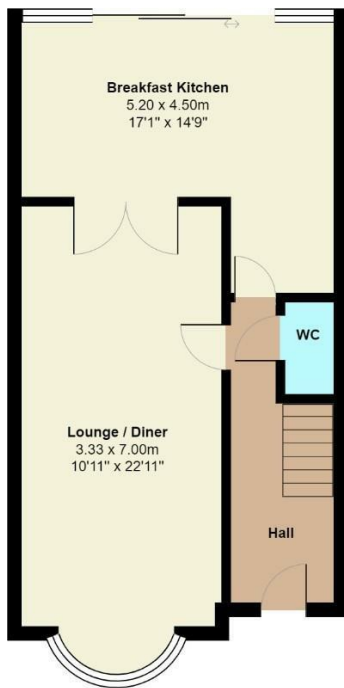
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Sewall Highway, Coventry





Total Area: 108.6 m² ... 1169 ft² (excluding wc)

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

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