

**5 Bedroom House - Terraced**  
**located on Kelmscote Road,**  
**Coventry**  
**£310,000**

**UP Estates**



**\*\*FIVE BEDROOMS\* \*GREAT LOCATION\* \*DRIVEWAY AND GARAGE\*\***

Up Estates are pleased to present this stunning double bay-fronted, five-bedroom, modern, mid-terraced property situated in the heart of Coundon. Positioned within an excellent school catchment area and close to local convenience stores, this property offers both a convenient location and stylish living. Spread across three floors, it comprises five bedrooms, a shower room, a family bathroom, a lounge, dining room, and an extended kitchen. The rear features a generously proportioned garage and a well-kept garden. At the front, there is ample off-road parking for two vehicles, accessible through a dropped kerb. Viewing is highly recommended to appreciate this exceptional family home.

#### **FRONT APPROACH**

Double bay fronted and benefitting from a block paved driveway for parking.

#### **ENTRANCE HALLWAY**

A welcoming entrance to the property with built in cupboard under the stairs, a central heated radiator, doors leading to the lounge, dining room and kitchen. It also has stairs ascending to the first floor.

#### **LOUNGE**

14'5" x 10'8"

Spacious and stylish lounge showcasing a centrally positioned feature fireplace, coving, a central heated radiator and benefits from a double glazed bay window to the front aspect for ample natural lighting.

#### **DINING ROOM**

10'9" x 11'5"

A warm and inviting area created for family dining with double glazed sliding doors to the rear offering natural light and access to the garden. Including a central heated radiator and coving.

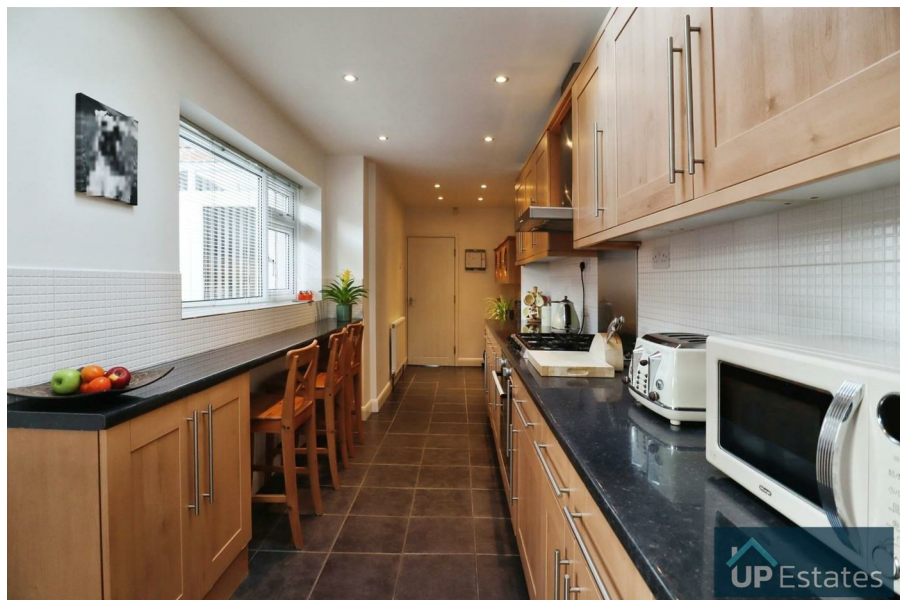
#### **KITCHEN**

28'3" x 6'0"

A modern extended kitchen with a coordinated set of wooden cabinets complimented by roll-top work surfaces and a tiled splashback. Benefitting from an integrated electric oven and gas hob accompanied by a practical extractor fan over and a stainless steel splashback for the hob. The kitchen is equipped with a functional sink and drainer along with a mixer tap and space for appliances. There is also a central heated radiator, double glazed windows to the side and rear aspect, a double glazed skylight and a double glazed door leading to the rear garden. The kitchen also provides space for a breakfast seating area.

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- FIVE BEDROOM MID-TERRACED PROPERTY
- DRIVEWAY TO THE FRONT
- ATTRACTIVE AND LOW MAINTENANCE GARDEN
- TWO BATHROOMS
- EXTENDED STYLISH KITCHEN
- WELL PRESENTED THROUGHOUT





**LANDING**

Featuring stairs ascending from the ground floor to the first, this space includes doors leading to the bedrooms and family bathroom. Additionally, it offers the advantage of integrated storage.

**BEDROOM ONE**

10'9" x 11'5"

Spacious first bedroom with a double glazed window to the rear aspect and a central heated radiator.

**BEDROOM TWO**

14'5" x 9'10"

Generous second bedroom with a central heated radiator and a double glazed bay window to the front aspect.

**BEDROOM FIVE**

7'10" x 6'6"

Having a central heated radiator and a double glazed window to the front aspect, offering the potential for use as an office or workspace.

**BATHROOM**

5'4" x 5'5"

This fully tiled bathroom includes a panelled bath with a shower over and a shower screen, a pedestal hand wash basin, a low-level WC. There is also a double glazed opaque window and a central heated towel rail.





#### **LANDING**

Featuring stairs ascending from the first floor to the second, this space includes doors leading to more bedrooms and a shower room. Additionally, it offers the advantage of integrated storage.

#### **BEDROOM THREE**

9'11" x 8'2"

This third bedroom has a double glazed window to the rear aspect and a central heated radiator.

#### **BEDROOM FOUR**

9'11" x 8'2"

This fourth bedroom has a double glazed Velux window and a central heated radiators.



#### **SHOWER ROOM**

5'4" x 4'5"

Fully tiled shower room, featuring a shower cubicle with a glass screen, a low-level WC, a hand wash basin and a double glazed opaque window to the rear aspect.

#### **GARDEN**

Low maintenance and attractive rear garden with a decking seating area and a paved pathway with a gravel border. There is fencing along the boundaries and the convenience of having a gated rear access. The garage is located to the rear and has a door that allows access from the garden.

#### **GARAGE**

The garage is located to the rear of the property having an up and over door, power and lighting along with a side door which gives access to the rear garden.



#### **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.



Kelmscote Road, Coventry





Total Area: 125.2 m<sup>2</sup> ... 1348 ft<sup>2</sup> (excluding storage)  
All measurements are approximate and for display purposes only

## CONTACT

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