

**3 Bedroom House - Semi-Detached**  
**located on Roberts Grove, Coventry**  
**Offers Over £260,000**

**UP Estates**



**\*\*THREE BEDROOMS\* \*SEMI DETACHED\* \*MODERNISED**

**THROUGHOUT\*\*** Up Estates are proud to present a meticulously maintained three-bedroom semi-detached property in Coventry's Brambles development. Situated close to the park, this home offers serene surroundings and must be seen internally to be fully appreciated, conveniently located near University Hospital and with easy access to the M6 motorway. The ground floor comprises a Entrance Hallway, Cloakroom, Through Lounge and a Kitchen/ Diner. Moving to the first floor, you'll find Three Bedrooms with Bedroom One having an En-suite and a Family Bathroom. Adding to its appeal, the property also offers a well-maintained garden, front driveway and side access to the rear.

#### **FRONT APPROACH**

Front of the property benefits with having a driveway for multiple vehicles and access to the rear

#### **HALL**

With doors leading to the Lounge and downstairs WC.

#### **WC**

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

#### **LOUNGE**

11'5" x 12'8"

Stylish Lounge having a central heated radiator and a double glazed window

#### **KITCHEN/DINER**

15'2" x 10'10"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink and mixer tap. It comes equipped with an integrated 4-ring gas hob complemented by an extractor fan. Ideal for family dining, the spacious area accommodates a dining table and chairs. Double-glazed windows and doors connect the kitchen to the garden.

**Offers Over  
£260,000**

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- BEDROOM ONE WITH EN-SUITE
- KITCHEN/ DINER
- LOUNGE
- NON OVERLOOKED REAR GARDEN





**LANDING**

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

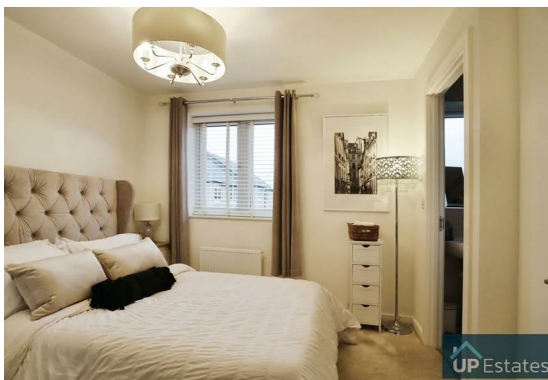
**BEDROOM ONE**

10'2" x 10'0" max

Having a central heated radiator, double glazed window to the rear aspect and benefitting from fitted in wardrobes. There is also a door leading to the ensuite.

**ENSUITE**

Benefiting from a tiled shower cubicle with a glass enclosure, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.



**BEDROOM TWO**

7'4" x 10'3"

Having a central heated radiator and double glazed window to the front aspect.



### **BATHROOM**

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

### **BEDROOM THREE**

7'2" x 6'10"

Having a central heated radiator and double glazed window to the front aspect.

### **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.

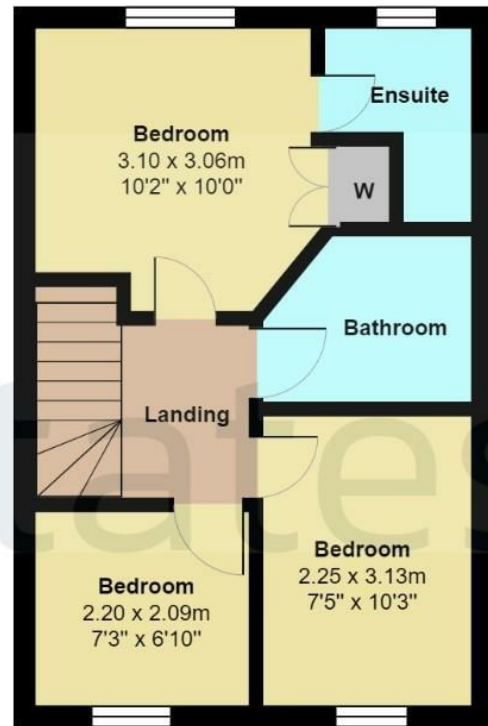
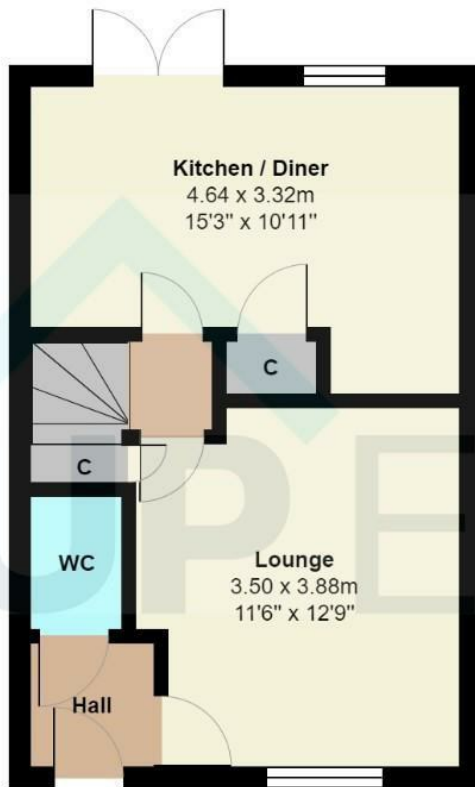


Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Roberts Grove, Coventry





Total Area: 68.8 m<sup>2</sup> ... 740 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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