



**3 Bedroom House - Terraced**  
**located on Dunhill Avenue,**  
**Coventry**  
**Offers Over £180,000**

**UP Estates**



**\*\*THREE DOUBLE BEDROOMS\* \*NO ONWARD CHAIN\* \*LARGE GARDEN\*\*** Up Estates proudly presents this spacious three-bedroom terraced home in a quiet area of Tile Hill. Surrounded by amenities and close to schools, this property features a front lawn with mature shrubbery, an entrance hall, a attractive rear reception room, a kitchen and a utility room on the ground floor. Upstairs, there are three double bedrooms and a family bathroom. With its ample potential, this property offers the opportunity to create a fantastic family home.

#### **FRONT APPROACH**

Front of the property having mature shrubbery and path to the entrance

#### **ENRANCE HALL**

With stairs ascending to the first floor and doors leading to the Lounge/Diner and Kitchen.

#### **KITCHEN**

11'0" x 10'8"

The kitchen features wall and base mounted units with roll top work surfaces over, space for a cooker, oven and double glazed windows to the side and rear aspect and door leading to the rear garden.

#### **LOUNGE/DINER**

13'2" x 13'9"

Having a central heated radiator and a double glazed window

#### **UTILITY**

Offering the potential to be used as a functional utility room.

#### **LANDING**

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

Offers Over  
£180,000

- NO ONWARD CHAIN
- MID TERRACE PROPERTY
- THREE DOUBLE BEDROOMS
- LOUNGE TO THE REAR OF THE PROPERTY
- FAMILY BATHROOM AND DOWNSTAIRS WC
- VIEWING IS ESSENTAL





**BEDROOM ONE**

11'2" x 13'1"

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

**BEDROOM TWO**

13'0" x 10'2"

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

**BEDROOM THREE**

10'3" x 10'8"

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



**BATHROOM**

Being partially 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.

**GARDEN**

A private rear garden followed by a lawn with mature shrubbery and 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.





Dunhill Avenue, Coventry





Total Area: 93.3 m<sup>2</sup> ... 1004 ft<sup>2</sup>

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](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

