



**3 Bedroom House - Terraced**  
**located on Crakston Close,**  
**Coventry**  
**Offers Over £240,000**





**\*\*MODERN FAMILY HOME - THREE GOOD SIZED BEDROOMS - GARAGE & DRIVEWAY - WC & FAMILY BATHROOM\*\*** Tucked away in Crakston Close, close to the University Hospital Coventry & a wide range of amenities is this beautifully presented, modern three bedroom family home. Overlooking allotment to the front aspect and with public green space to the side. The property itself very briefly comprises; porch, entrance hall, WC, kitchen breakfast room opening to the family living room, garden leading to garage and driveway to the ground floor. On the first floor there are three good sized bedrooms and the family bathroom. Call now to view!

#### **FRONT ASPECT**

An attractive terrace family home, with fenced boundary and paving leading to entrance.

#### **PORCH**

Boasting double glazed frosted sliding front door which is circa 3 years old and door into entrance hall.

#### **ENTRANCE HALL**

A welcoming entrance hall with sliding under stairs storage, doors leading to accommodation, central heated radiator and stairs ascending to the first floor.

#### **WC**

Including low level WC, hand wash basin and opaque double glazed window.

#### **KITCHEN BREAKFAST ROOM**

11'6" x 12'9"

A re-fitted kitchen circa 1 year old boasting a matching range of wall and base mounted units with work surfaces over, breakfast bar, pop up USB plug socket, integrated washing machine, dishwasher, bins, inset sink with drainer and mixer tap, double oven, gas hob and extractor. There is space for further appliances, double glazed window, central heated radiator and opening to the family living room.

Offers Over  
£240,000

- GARAGE & DRIVEWAY
- THREE GOOD SIZED BEDROOMS
- GREEN SPACE TO SIDE ASPECT AND OVERLOOKING ALLOTMENT
- WC & BATHROOM
- MODERN AND BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO A WIDE RANGE OF AMENITIES





#### **FAMILY LIVING ROOM**

17'7" x 11'7"

A spacious family living room having central heated radiator, double glazed window and sliding doors to the rear aspect.

#### **REAR ASPECT**

A private, landscaped garden initially decked with stairs leading to pathway and artificial grass. Also having fenced boundary and secure gated access to the driveway / garage.

#### **GARAGE**

Boasting power, electric, up-and-over door and window. We have been advised by the owner that a new roof has been fitted circa 2 years old to the garage.



#### **LANDING**

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

#### **BEDROOM ONE**

9'7" x 12'11"

A good sized bedroom with double glazed window, integrated wardrobe and central heated radiator.



#### **BEDROOM TWO**

10'8" x 9'5"

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

#### **BEDROOM THREE**

8'2" x 8'2"

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

#### **BATHROOM**

7'1" x 5'7"

Being partially tiled and having paneled bath with shower over, low level WC, pedestal hand wash basin, central heated radiator and opaque double glazed window.

#### **DISCLAIMER**

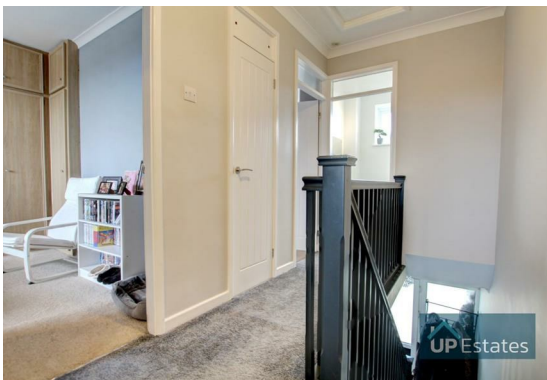
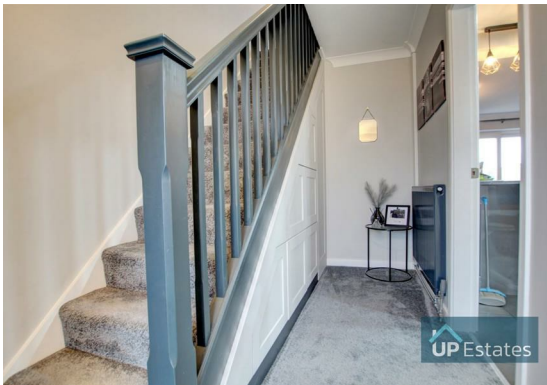
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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.



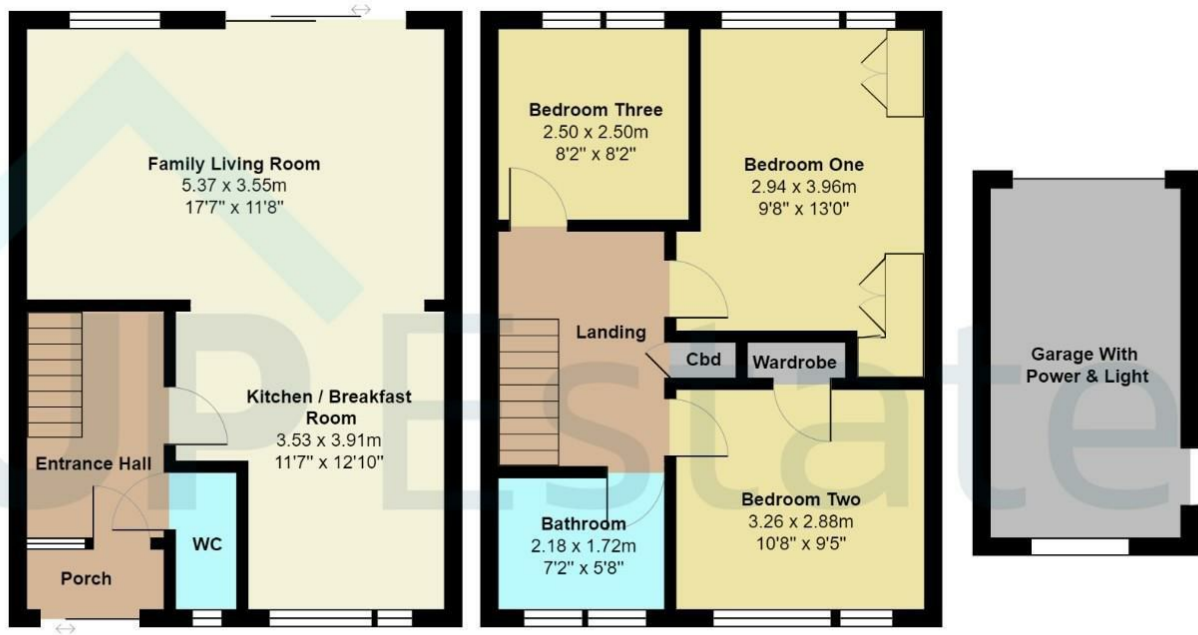


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Crakston Close, Coventry



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Total Area: 84.5 m<sup>2</sup> ... 909 ft<sup>2</sup> (excluding garage with power & light)

All measurements are approximate and for display purposes only

## CONTACT

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