



**2 Bedroom House - Semi-Detached**  
**located on Squirrel Close, Coventry**  
**£230,000**

**UP Estates**



**\*\*NO CHAIN - HIGH SPECIFICATION MODERN FAMILY HOME - REFITTED BATHROOM & WC - IMMACULATELY PRESENTED SEMI-DETACHED TWO DOUBLE BEDROOM FAMILY HOME\*\*** This much improved, beautifully presented semi-detached family home is now available for purchase with no forward chain! Briefly comprising; driveway, entrance hall, WC, kitchen diner flowing through to family living room and good sized rear garden to the ground floor. On the first floor off of the landing are two double bedrooms and family bathroom. This property benefits from being to a high specification throughout and boasts a range of appliances, electric roller shutter to the rear, front safety door and usable boarded loft with light and ladder.

#### **ENTRANCE HALL**

Having a safety front door, doors leading to accommodation, central heated radiator, double glazed window and stairs ascending to the first floor.

#### **KITCHEN DINER**

11'8" x 13'6"

A beautiful, modern kitchen diner boasting a matching range of wall and base mounted units with work surfaces over, integrated gas hob, oven, extractor, inset sink with drainer and mixer tap, central heated adjacent radiator, with tiled flooring, double glazed window, space for furnishings and the vendors are happy to also include the fridge freezer & washing machine if the buyer desires.

#### **LIVING ROOM**

14'9" x 11'6"

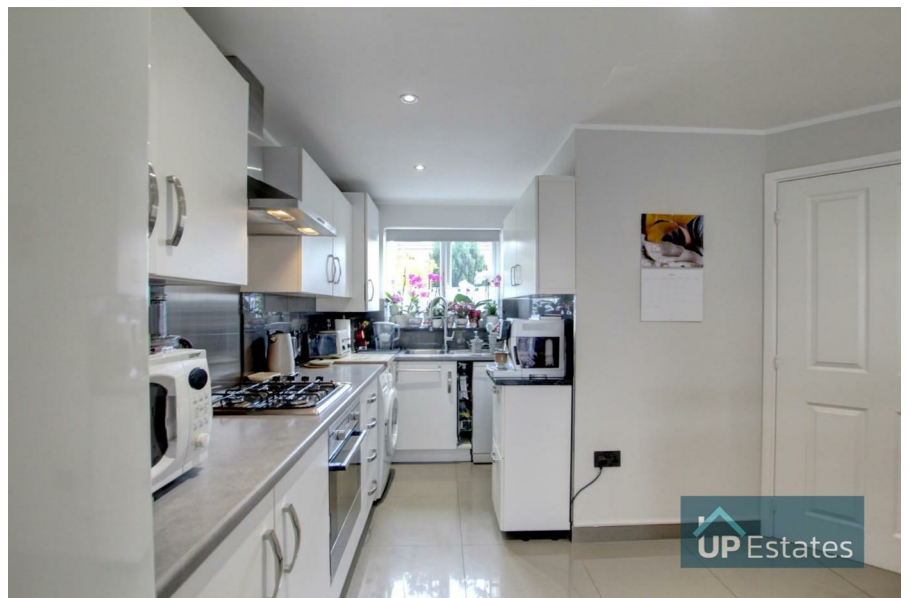
Having under stairs storage, double doors to the rear aspect including remote controlled electric roller shutter blinds, central heated radiator and space for furnishings.

#### **REAR ASPECT**

An attractive garden initially paved followed by lawn with secure gated side access, two storage sheds and fenced boundary.

£230,000

- NO CHAIN
- HIGH SPEC MUCH IMPROVED FAMILY HOME
- WC & FAMILY BATHROOM
- GOOD SIZED GARDEN WITH TWO STORAGE SHEDS
- OPEN PLAN MODERN LIVING
- TWO DOUBLE BEDROOMS







#### **WC**

Including floating hand wash basin mounted in vanity unit, storage, central heated radiator and WC.

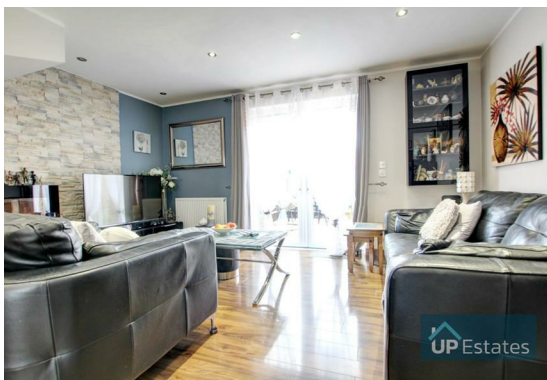
#### **LANDING**

With doors leading to accommodation, stairs descending from the ground floor and access to the loft which is boarded with light and ladder.

#### **BEDROOM ONE**

14'9" x 9'10"

A double bedroom with double glazed window, integrated storage and central heated radiator.



#### **BEDROOM TWO**

14'9" x 8'2"

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



### **BATHROOM**

7'4" x 6'10"

A modern family bathroom with tiled flooring and having bath with waterfall shower over, marble effect tiling, opaque double glazed window, WC and floating hand wash basin mounted in vanity unit.

### **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.



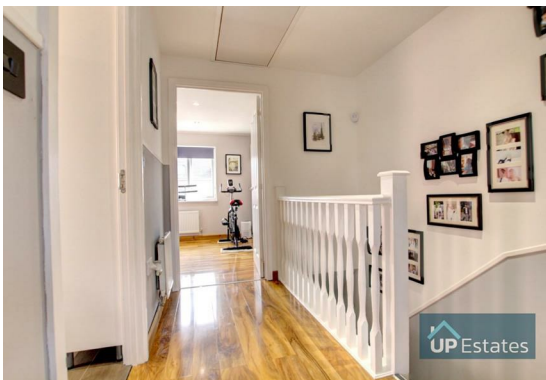
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

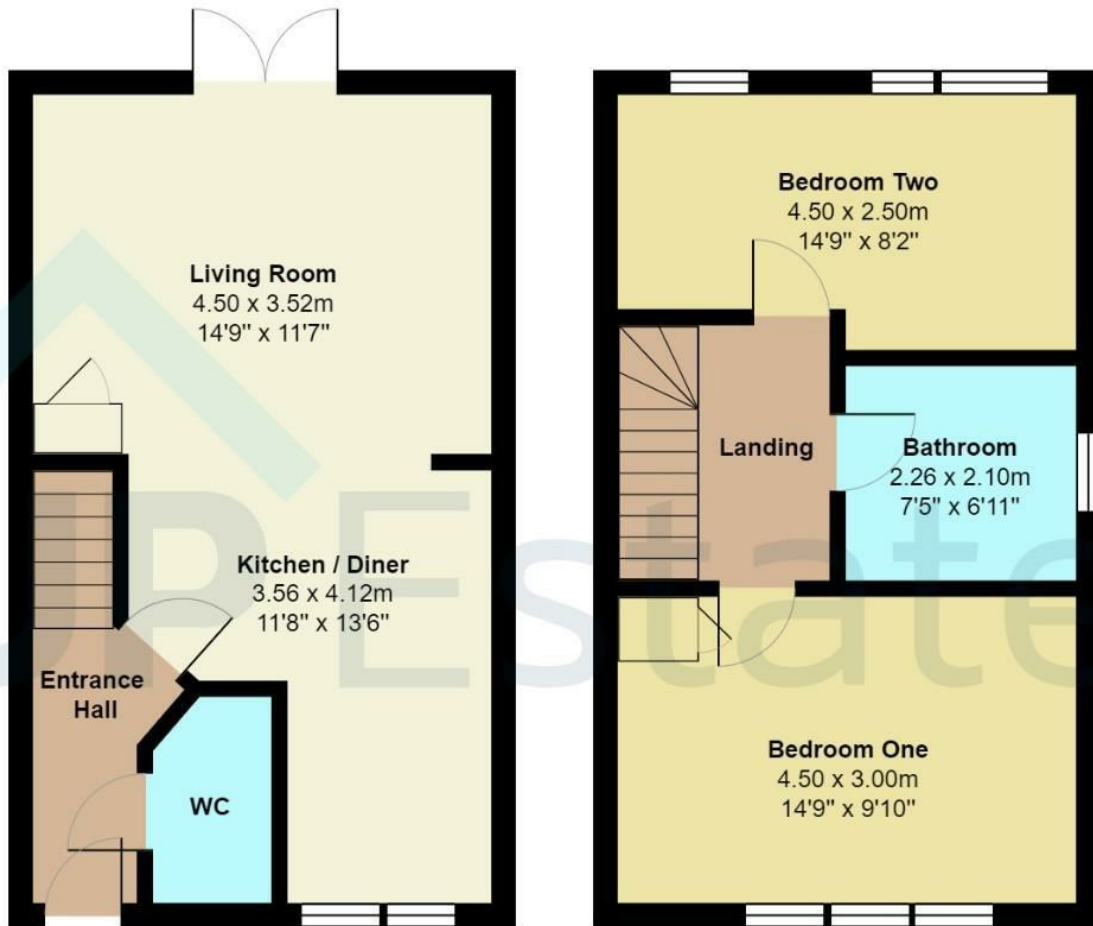






Squirrel Close, Coventry





Total Area: 71.3 m<sup>2</sup> ... 767 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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