



3 Bedroom House - Semi-Detached
located on Abbeydale Close,
Coventry
£268,000

UP Estates



****NO CHAIN - EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME - UTILITY ROOM & FAMILY BATHROOM - POPULAR LOCATION SURROUNDED BY AMENITIES**** This is a fantastic opportunity to purchase a spacious three bedroom extended family home on the sought after Abbeydale Close. This home very briefly comprises; driveway, porch, entrance hall, family lounge diner, conservatory, kitchen, utility room, part converted garage/store and rear garden all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the family bathroom. This property benefits from having no forward chain!

FRONT ASPECT

An attractive semi-detached family home with driveway leading to gated side access and entrance.

PORCH

With double glazed window and door into entrance hall.

ENTRANCE HALL

A welcoming entrance hall with stairs rising to the first floor, central heated radiator and doors leading to accommodation.

FAMILY LOUNGE DINER

16'10" x 16'0"

A lovely family lounge diner with feature fireplace, central heated radiator and door to the sun room.

SUN ROOM

13'8" x 9'6"

Having a range of double glazed windows, doors to the garden, electric skylight hatch, extractor and underfloor heating.

UTILITY ROOM

6'1" x 6'1"

Having a matching range of wall and base mounted units, with space and plumbing for appliances.

£268,000

- NO CHAIN
- EXTENDED SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM AND FAMILY BATHROOM
- POPULAR BINLEY LOCATION





KITCHEN
6'5" x 13'9"

Boasting a matching range of wall and base mounted units with work surfaces over, door and double glazed window to the side aspect, inset sink with drainer and mixer tap, integrated extractor, cooker with further space for appliances.

GARAGE STORE
7'9" x 12'7"

With up-and over door to the front aspect.

REAR ASPECT

Initially paved with fence/gated stairs leading to the lawn, storage shed, mature shrubbery and fenced boundary.

LANDING

With stairs descending from the ground floor, storage cupboard, double glazed window and doors leading to accommodation.





BEDROOM ONE

9'11" x 13'6"

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

BEDROOM TWO

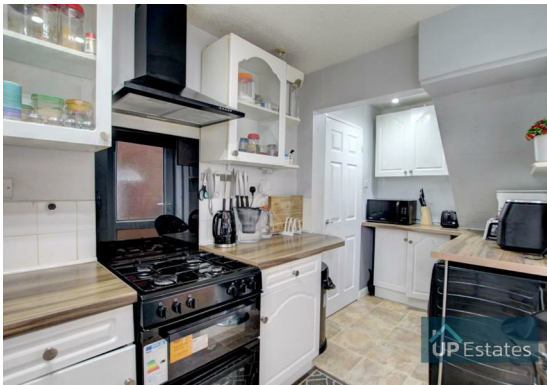
8'0" x 13'5"

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

BEDROOM THREE

6'10" x 10'9"

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



BATHROOM

8'7" x 6'5"

Being partially tiled, including paneled bath with shower over, low level WC, hand wash basin mounted in vanity unit, central heated radiator and opaque double glazed window.

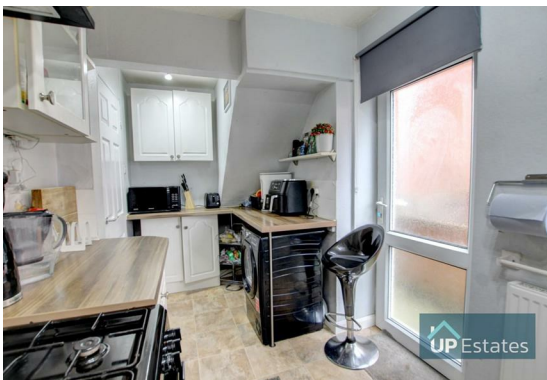
DISCLAIMER

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.



Abbeydale Close, Coventry





Total Area: 108.0 m² ... 1162 ft²

All measurements are approximate and for display purposes only

CONTACT

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