

3 Bedroom House - Terraced
located on The Scotchill, Coventry
Offers Over £215,000

UP Estates



EXTENDED DOUBLE BAY FRONTED, MID TERRACE PROPERTY. Here is a unique opportunity to purchase this traditional, three bedroom property located on a popular and sought after road and within the Coundon Court School Catchment Area. The property benefits from having an extended kitchen and is not overlooked to the rear. In brief the property comprises; hall, lounge, dining room and kitchen to the ground floor. To the first floor; landing, three bedrooms and a family bathroom. Externally the property benefits from fitted alarm system and block paved frontage and south facing rear garden. Viewing as advised!

Front Aspect

Having a block paved frontage to the property

Hallway

Having doors leading to the ground floor accommodation, stairs rising to the first floor and access to the understairs cupboard.

Lounge

14'0" x 11'6" inc bay

Having laminate flooring, double glazed bay window to the front aspect. central heated radiator and some recessed ceiling spotlights.

Dining Room

7'8" x 10'7"

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

Kitchen

18'1" x 6'2"

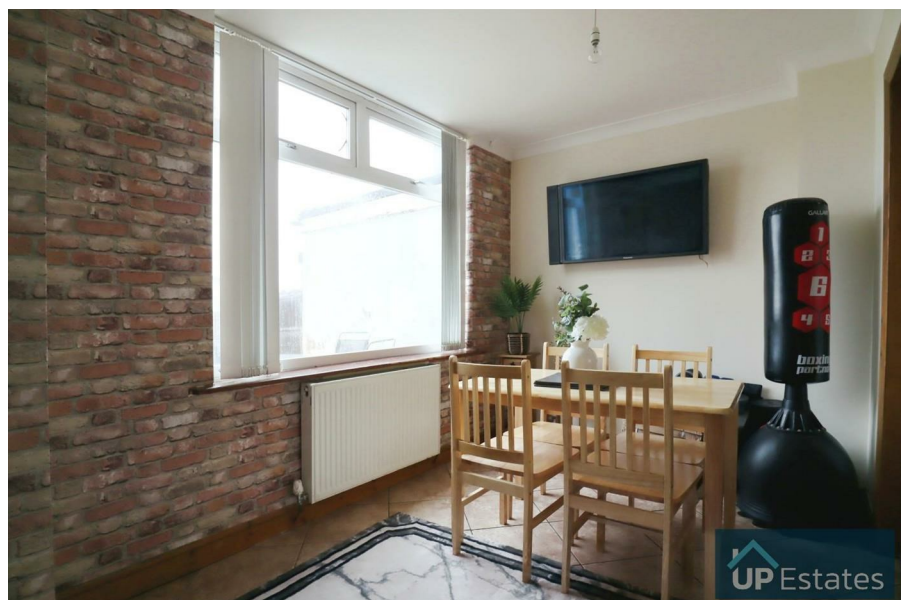
Having a matching range of wall and base mounted units with roll top work surfaces over, stainless steel sink with mixer tap, electric oven, four ring gas hob with extractor hood over, appliance spaces, tiled floor, double glazed windows to the side aspect, access to the rear garden and a central heated radiator.

Landing

Having doors leading to the ground floor accommodation.

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- EXTENDED MID TERRACE PROPERTY
- DOUBLE BAY FRONTED
- THREE BEDROOMS
- OPEN PLAN KITCHEN/ DINER
- TWO RECEPTION ROOMS
- NON OVERLOOKED SOUTH FACING REAR GARDEN
- COUNDON COURT SCHOOL CATCHMENT AREA





Bedroom One

13'1" x 10'0" inc bay

Having a built in wardrobe, double glazed bay window to the front aspect and a central heated radiator.

Bedroom Two

11'0" x 10'0"

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

Bathroom

Having a panelled bath with a shower over, low level W/C, pedestal wash basin, double glazed opaque window to the rear aspect and a chrome heated towel rail.



Bedroom Three

7'7" x 6'10"

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

Rear Garden

Having an initial decked area, leading to a laid lawn area with fencing to 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.

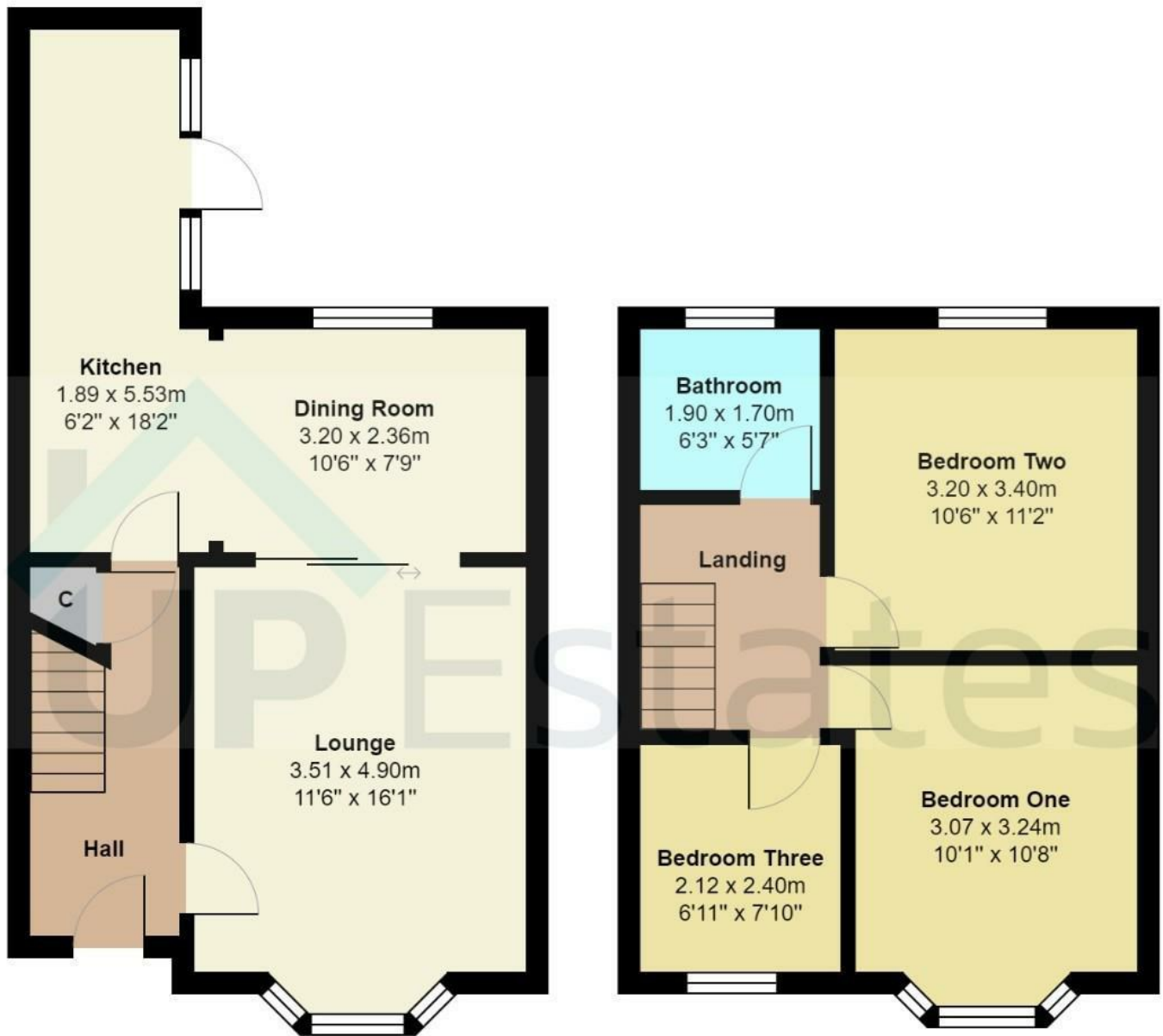
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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



The Scotchill, Coventry





Total Area: 76.9 m² ... 828 ft²

All measurements are approximate and for display purposes only

CONTACT

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