



3 Bedroom House - Semi-Detached
located on Alderminster Road,
Coventry
£310,000

**UP Estates**



****BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME - SOUGHT AFTER LOCATION - STUNNING GARDEN WITH GARAGE & GLASS HOUSE**** This is a fantastic opportunity to purchase a three bedroom semi-detached family home on Alderminster Road very briefly comprising; driveway, entrance hall, living room flowing through to dining area, kitchen and spacious rear garden with garage and glass house all to the ground floor. On the first floor are three bedrooms and the family bath and shower room. The area offers excellent local schools, shops and amenities and is conveniently positioned for access to the A45 which in turn provides fast access around the City and a good link to the midland motorway network.

ENTRANCE HALL

A welcoming entrance hall with opaque double glazed windows, stairs to the first floor and door into living room.

LIVING ROOM

15'8" x 16'7"

A bright living room with feature fireplace, double glazed window, central heated radiator and opening to the dining area.

DINING AREA

9'11" x 9'6"

With space for furnishings, sliding door to the garden, central heated radiator and door into kitchen.

KITCHEN

7'10" x 12'3"

Having a matching range of wall and base mounted units with work surfaces over, double glazed window, door to the side aspect, integrated appliances include; dishwasher, washing machine, fridge freezer, gas hob, oven & extractor.

REAR ASPECT

A large south east facing garden initially paved, followed by lawn with fenced boundary, mature shrubbery and access to the garage, driveway, glass house and storage shed.

£310,000

- BEAUTIFULLY PRESENTED FAMILY HOME
- THREE BEDROOMS
- SIZABLE SOUTH EAST FACING GARDEN
- GARAGE WITH POWER AND GLASS HOUSE
- SOUGHT AFTER LOCATION
- OPEN PLAN LOUNGE DINER





LANDING

With doors leading to accommodation.

BEDROOM ONE

11'5" x 13'6"

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

BEDROOM TWO

11'5" x 12'7"

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

BEDROOM THREE

6'9" x 9'6"

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





FAMILY BATH & SHOWER ROOM

6'9" x 9'6"

An impressively sized family bathroom benefitting from walk in shower cubicle, panelled bath with shower over, central heated towel rail, opaque double glazed window, WC and 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.





Alderminster Road, Coventry





Total Area: 98.2 m² ... 1057 ft² (excluding garage, glass house)

All measurements are approximate and for display purposes only

CONTACT

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