



**3 Bedroom House - End Terrace**  
**located on Telfer Road, Coventry**  
**£230,000**

**UP Estates**



**\*\*NO CHAIN - EXTENDED THREE BEDROOM END OF TERRACE FAMILY HOME - DRIVEWAY & WORKSHOP - SURROUNDED BY AMENITIES\*\*** This is a fantastic opportunity to purchase a deceptively spacious, extended three bedroom family home surrounded by amenities and transport links. The property briefly comprises; porch, entrance hall, lounge diner, kitchen diner, lean to, garden and workshop to the ground floor. On the first floor off of the landing are three bedrooms and the family bath/shower room. This property benefits from no forward chain.

#### LOCATION

Intersecting Cheveral Avenue and Rollason Road, Telfer Road sits within easy walking distance of all of the local amenities at Jubilee Crescent as well as being within walking distance of a number of popular local schools. Within catchment of Whitmore Park, St Augustine's and Hill Farm Primary, President Kennedy is also only a few minutes away by car or a ten minute walk.

Situated to the North of the city, access to the A444 and M6 is straightforward with the CBS Arena and Shopping Park also within easy reach.

#### FRONT ASPECT

An attractive end of terrace family home with driveway, access to the lean to and door into porch.

#### PORCH

With double glazed windows and door into hall.

#### HALL

With stairs ascending to the first floor and door into lounge diner.

#### LOUNGE DINER

14'9" max x 24'4"

A spacious open plan lounge diner with double glazed bay window to the front aspect, double glazed window to the side aspect, feature fireplace, central heated radiator, storage cupboard and door into kitchen diner.

£230,000

- NO CHAIN
- EXTENDED END OF TERRACE FAMILY HOME
- DRIVEWAY & WORKSHOP
- THREE BEDROOMS
- SURROUNDED BY AMENITIES
- FAMILY BATH & SHOWER ROOM





**KITCHEN DINER**

14'9" max x 11'1"

Boasting a matching range of wall and base mounted units with work surfaces over, inset sink with drainer and mixer tap, double glazed window, extractor, door to the lean to, central heated radiator and space/plumbing for further appliances.

**LEAN TO**

6'6" max x 13'4" max

Having dual aspect doors and a range of double glazed windows.

**REAR ASPECT**

A private garden with fenced boundary and mature shrubbery.

**WORKSHOP**

9'11" x 11'5"

Having power/electric and double doors into the garden.

**LANDING**

With double glazed window and doors leading to accommodation.

**BEDROOM ONE**

12'0" max x 11'5"

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





### **BEDROOM TWO**

8'10" x 10'1"

A double bedroom with integrated storage, central heated radiator and double glazed window. There is also access to the useful boarded loft space via pull down ladders.

### **BEDROOM THREE**

5'9" x 7'2"

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

### **FAMILY BATH & SHOWER ROOM**

7'4" x 11'1"

A sizable bathroom being tiled throughout and having panelled bath, walk in shower cubicle, central heated radiator, opaque double glazed window, low level WC, bidet, and hand wash basin mounted in vanity unit.



### **DISCLAIMER**

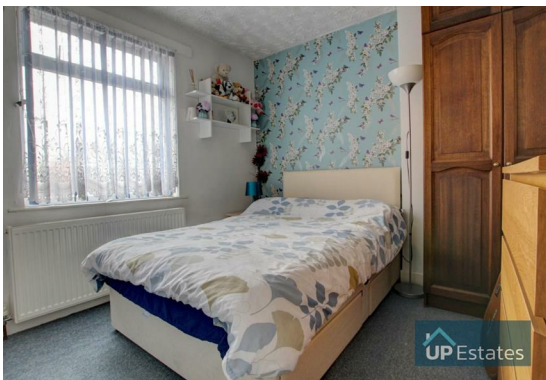
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

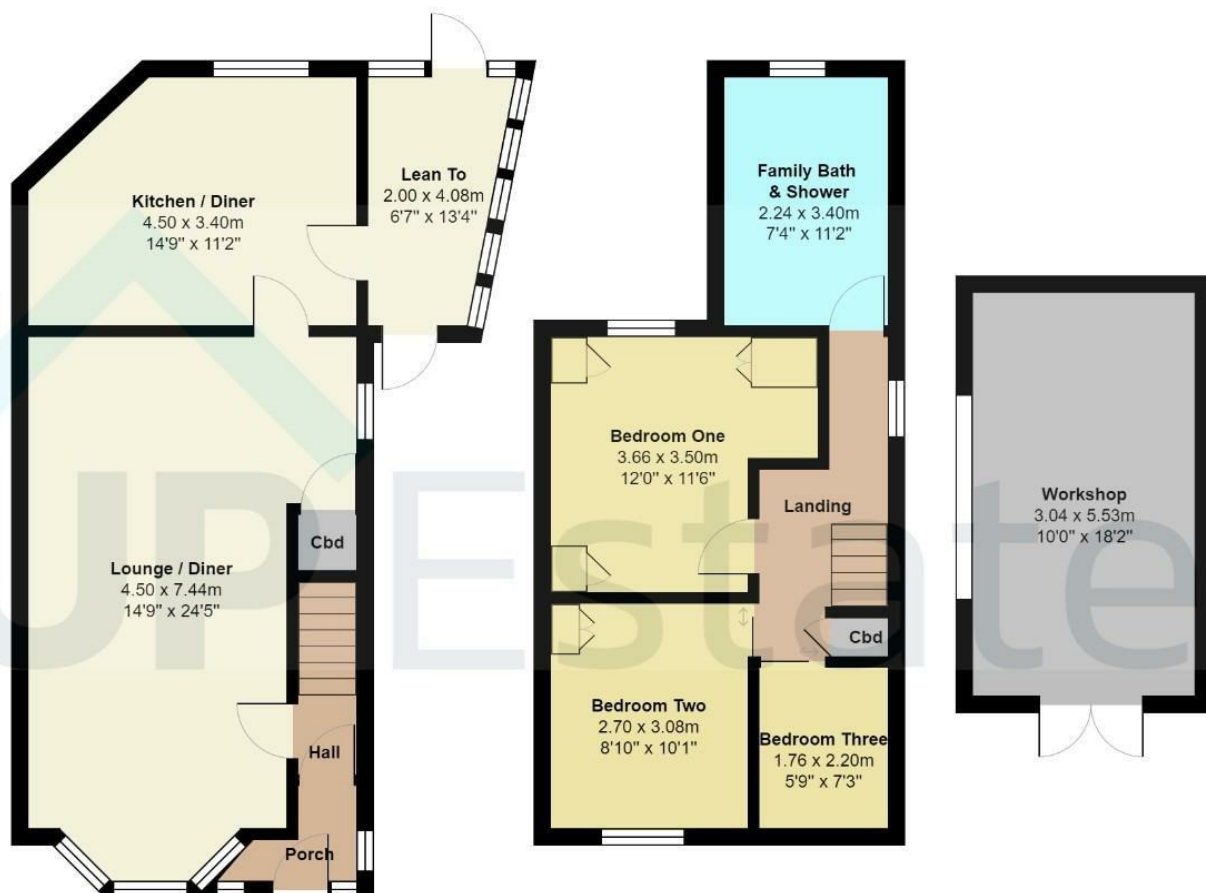


Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Telfer Road, Coventry





Total Area: 92.8 m<sup>2</sup> ... 999 ft<sup>2</sup> (excluding workshop)

All measurements are approximate and for display purposes only

## CONTACT

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