



**3 Bedroom House - Terraced**  
**located on Hallams Close, Coventry**  
**£285,000**

**UP Estates**



**\*\*IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME - WC & BATHROOM - PRIVATE SOUTH FACING GARDEN WITH STORAGE & REAR ACCESS - ALLOCATED PARKING\*\*** Situated in the sought after village of Brandon is this beautifully presented, three bedroom family home, viewing is essential to appreciate this property which very briefly comprises; entrance hall, WC, living room, beautiful kitchen diner, private south facing garden with storage shed and allocated parking all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the modern family bathroom. Call now to secure a viewing!

#### LOCATION

The property is situated in Brandon village which is situated between Binley Woods and Wolston both of which offer local amenities including shops, post office, newsagents, doctor's surgery, hairdresser and primary school. Rugby town and the city of Coventry are just a short drive away and offer a host of further amenities including a range of retail outlets, leisure facilities, restaurants, theatres and some excellent schooling. The development is also well placed for the commuter, thanks to excellent road and rail links. Coventry City centre is 7.5 miles distant with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively. Rugby rail station has a high speed train service to London Euston in under 50 minutes and Birmingham International Airport is approximately 18 miles distant.

£285,000

- ALLOCATED PARKING SPACES
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- SOUGHT AFTER BRANDON VILLAGE LOCATION
- WC & FAMILY BATHROOM
- PRIVATE SOUTH FACING GARDEN WITH STORAGE SHED & REAR ACCESS





## GROUND FLOOR

The property is accessed from under a covered storm porch and opens into the entrance hall, which has doors leading to the sitting room and the downstairs cloakroom, comprising of a wash hand basin with vanity unit beneath and a low flush WC. The sitting room has a window to the front elevation and stairs rising to the first floor. A feature fireplace with gas fire inset provides a welcome focal point to the room. From the sitting room a door provides access to the kitchen/diner which runs across the full length of the rear of the property. The kitchen area is fitted with a range of base and eye level units with complementary worktop over. There is a useful understairs storage cupboard, space for a range cooker and space with plumbing for a washing machine, full height fridge/freezer and a tumble dryer. To the rear aspect there is a window and patio doors which lead onto the garden.





### FIRST FLOOR

The first floor landing has doors leading to the bedrooms and family bathroom. Bedroom one is located to the front aspect and is a generously sized double bedroom. Bedroom two is also a good-sized double room and is located to the rear, with a window overlooking the garden and field to beyond. Bedroom three is a single room, located to the front elevation and benefits from a fitted storage cupboard. The family bathroom is fitted with a white suite comprising of a wash hand basin with built in vanity units beneath, low-level flush WC and a panelled bath with glass shower screen and rainfall shower attachment above. The walls are fully tiled and there is a wall mounted, chrome heated towel rail.



### EXTERNAL

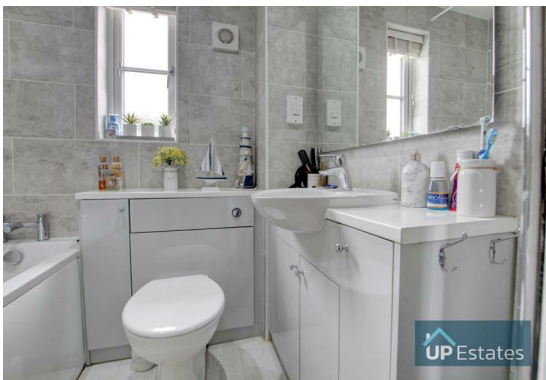
To the front of the property there is an attractive, well stocked flower bed and a pathway leading to the front door. The rear garden is fully enclosed by timber fencing to all boundaries. A good size decked area to the rear of the garden makes ideal space for outside dining and entertaining. A paved pathway runs the length of the garden to a block paved area where there is a large storage shed. The remainder of the garden has been laid to artificial turf and has well stocked, mature flower borders to each side. Also to the rear of the garden is a gate which provides access onto the parking area, where there are two allocated, off-road parking spaces.



### 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 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.



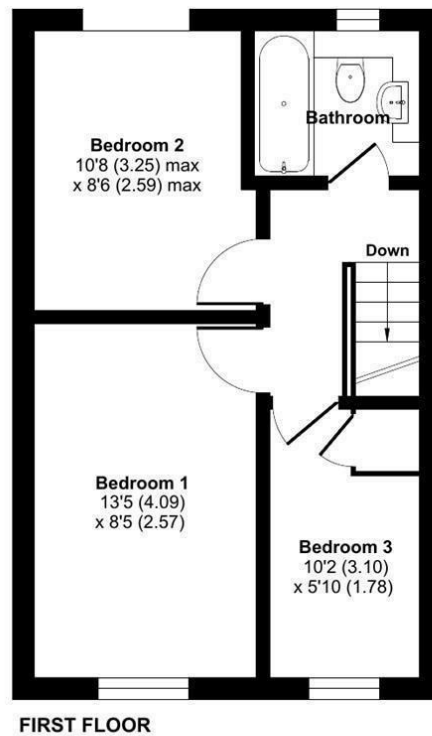
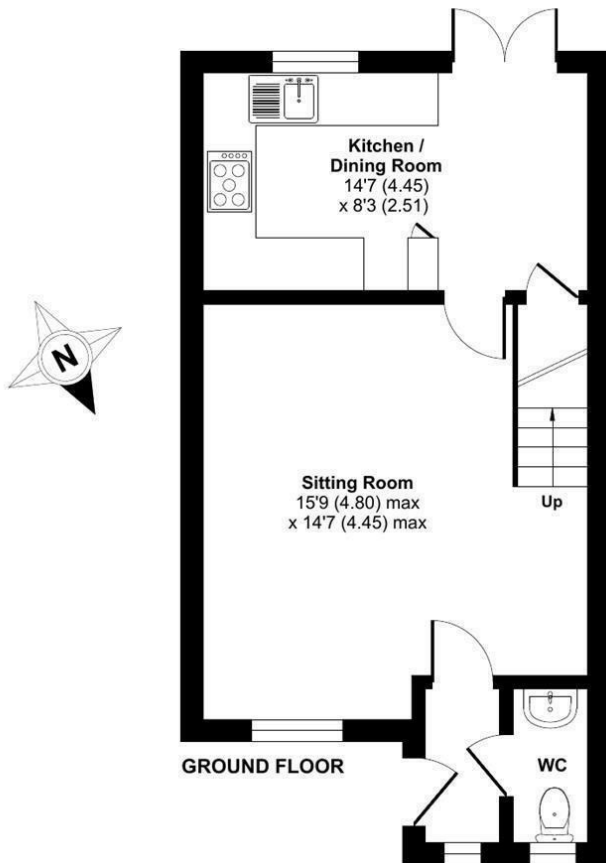
Hallams Close, Brandon, Coventry



## Hallams Close, Brandon, Coventry, CV8

Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



### CONTACT

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