



3 Bedroom House - Semi-Detached
located on Grange Avenue,
Coventry
Offers Over £500,000

UP Estates



****NO CHAIN - SPACIOUS PLOT - BEAUTIFULLY PRESENTED, EXTENDED FAMILY HOME - THREE/FOUR DOUBLE BEDROOMS - TWO BATHROOMS - GARDEN ROOM - FINHAM CATCHMENT**** This is an exceptional opportunity to purchase a deceptively spacious, much improved semi-detached family home within walking distance of local shops, amenities and is located within the Finham Park School catchment area which is rated outstanding by Ofsted. The property itself very briefly comprises; driveway, porch, entrance hall, open plan family lounge diner, modern kitchen breakfast room, sun room, playroom/bedroom four, WC shower room and a fantastic wrap around mature private garden boasting garden room with bunk all to the ground floor. On the first floor off of the sizable landing are three double bedrooms and the refitted family bathroom.

PORCH

With double glazed windows and door into entrance hall.

ENTRANCE HALL

A welcoming entrance hall with stairs ascending to the first floor, storage and doors leading to accommodation.

LOUNGE DINER

12'4" x 27'1"

Spacious open plan lounge diner with double glazed window, sliding doors to the rear aspect, central heated radiator and feature fireplace.

KITCHEN BREAKFAST ROOM

10'5" x 14'0"

Boasting a modern refitted kitchen having underfloor heating, a matching range of wall and base mounted with worksurfaces over, breakfast bar, double glazed windows, one of which overlooks the beautiful garden. Followed by, pantry cupboard, inset sink with drainer and mixer tap, integrated range cooker, inbuilt fridge freezer, dishwasher, 4in one tap including Boiling hot water.

SUN ROOM

8'7" x 14'8"

A bright and versatile space boasting large double glazed windows overlooking the garden and central heated radiator.

Offers Over
£500,000

- SPACIOUS PLOT
- EXTENDED SEMI-DETACHED HOME
- THREE/FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- FINHAM CATCHMENT
- BEAUTIFULLY PRESENTED THROUGHOUT





WC SHOWER ROOM

8'7" x 2'7"

Being tiled throughout, with low level WC, opaque double glazed window, walk in shower, central heated towel rail, hand wash basin mounted in vanity unit and central heated towel rail.

PLAYROOM/BEDROOM FOUR

8'7" x 15'1"

Currently utilised as a fourth bedroom, having double glazed window and central heated radiator.

WRAP AROUND GARDEN

A large, mature and private garden with great potential to extend subject to PP* initially paved, followed by lawn, mature shrubbery, planted borders, secure gated side access, two further storage sheds tucked away at the rear, access to the garden room and seating area at the rear.



GARDEN ROOM

15'2" x 11'6"

A versatile log cabin boasting double glazed windows, double doors into the garden, ladders ascending to the bunk and storage.



LANDING

A spacious landing with storage, double glazed window and doors to accommodation.

BATHROOM

8'10" x 5'11"

A lovely family bathroom having underfloor heating, jack and jill hand wash basin's mounted in vanity unit with light mirrors, double glazed opaque window, central heated towel rail and panelled bath with waterfall shower over.

BEDROOM ONE

10'9" x 14'11"

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



BEDROOM TWO

10'9" x 11'8"

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

BEDROOM THREE

9'0" x 11'0"

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



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.

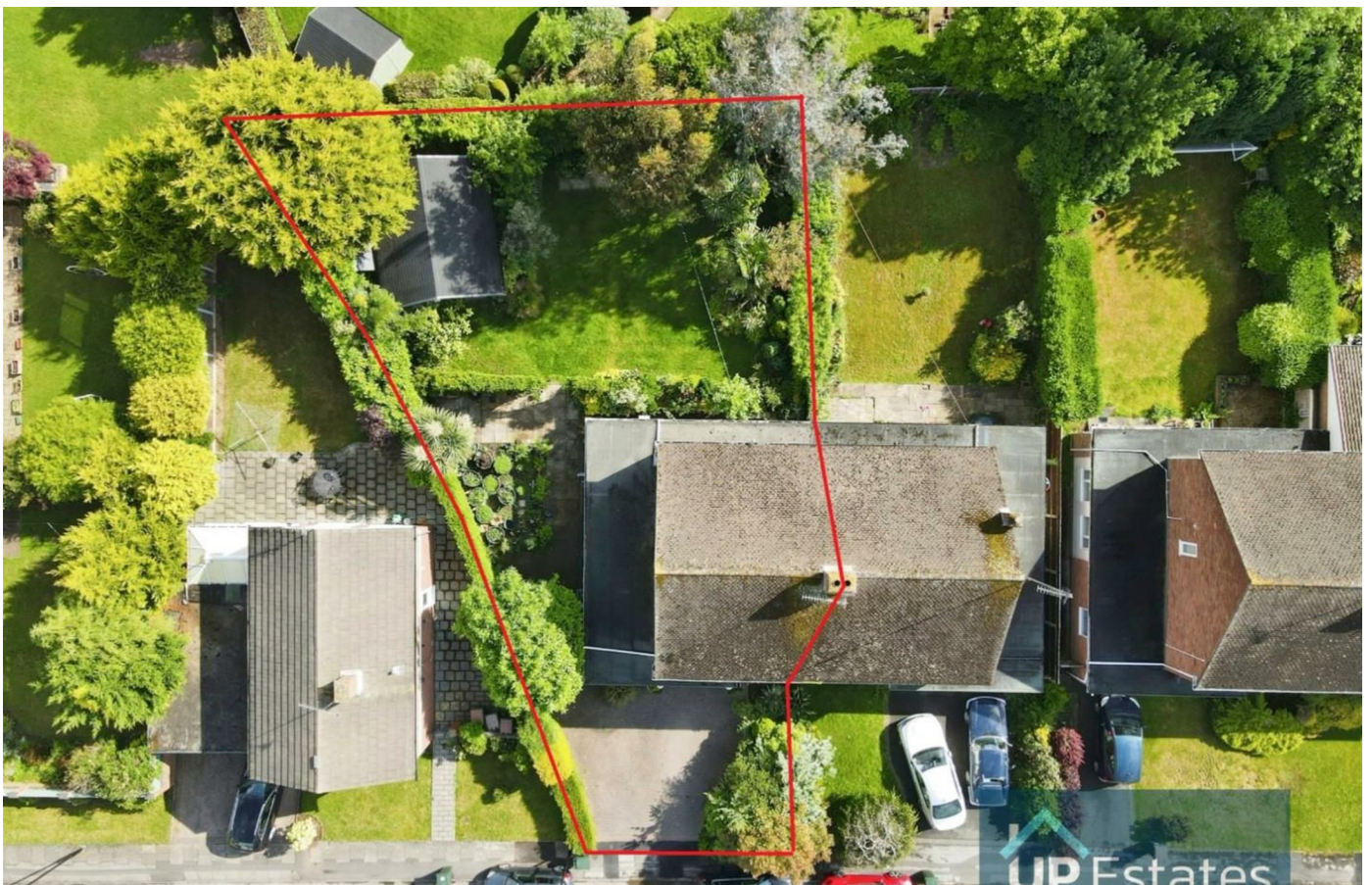


All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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



Grange Avenue, Coventry





Total Area: 139.3 m² ... 1499 ft² (excluding garden room, bunk, store)
 All measurements are approximate and for display purposes only

CONTACT

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