



**3 Bedroom House - Terraced**  
**located on Morris Avenue, Coventry**  
**Offers Over £250,000**

**UP Estates**



**\*\*NO FORWARD CHAIN - THREE GOOD SIZED BEDROOMS - GARAGE AND DRIVEWAY - SPACIOUS TERRACED HOME\*\*** This is a fantastic opportunity to purchase a three bedroom, traditional double bay fronted terraced family home situated in the sought after area of Poet's Corner. The property very briefly comprises; driveway, entrance hall, lounge diner, kitchen breakfast room and good sized rear garden leading to garage on the ground floor. To the first floor off of the landing are three good sized bedrooms and the family bathroom. Call now to secure a viewing!

#### **ENTRANCE HALL**

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

#### **LOUNGE DINER**

10'9" x 25'8"

Open plan bright lounge diner with door to the garden, double glazed bay window and central heated radiator.

#### **KITCHEN BREAKFAST ROOM**

8'1" x 21'8"

Boasting a matching range of wall and base mounted units with work surfaces over, range cooker, extractor. breakfast bar, double glazed windows and door to the rear aspect, inset sink with drainer and mixer tap, with space and plumbing for further appliances.

#### **REAR ASPECT**

Private rear garden initially paved followed by lawn with fenced boundary, gates rear access and door into garage.

#### **LANDING**

With doors leading to accommodation.

#### **BEDROOM ONE**

10'9" x 13'11"

A good sized double bedroom with integrated wardrobe storage and double glazed bay window.

Offers Over  
£250,000

- NO FORWARD CHAIN
- THREE BEDROOMS
- SOUGHT AFTER POET'S CORNER LOCATION
- GARAGE & DRIVEWAY
- DOUBLE BAY FRONTED FAMILY HOME
- CALL NOW TO SECURE A VIEWING!





#### **BEDROOM TWO**

10'9" x 11'8"

A good sized double bedroom with integrated wardrobe storage and double glazed window.

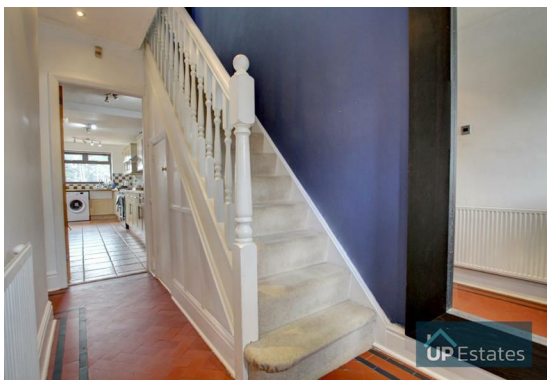
#### **BEDROOM THREE**

5'10" x 7'2"

A good sized single bedroom with double glazed window.

#### **BATHROOM**

A modern family bathroom being tiled throughout and having hand wash basin, central heated towel rail, low level WC, opaque double glazed window and paneled bath with waterfall shower over.



#### **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



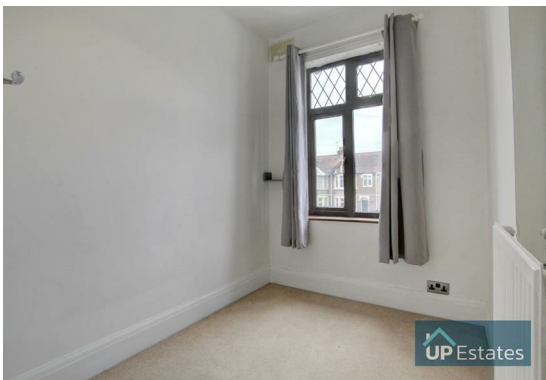
offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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.





Morris Avenue, Coventry





Total Area: 103.7 m<sup>2</sup> ... 1117 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
 6 Orchard Court  
 Binley Business Park  
 Coventry  
 Warwickshire  
 CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

