



**3 Bedroom House - End Terrace**  
**located on Manor Hall Mews,**  
**Coventry**  
**Offers Over £205,000**

**UP Estates**



**\*\*NO CHAIN\*\*CONSERVATORY\*\*** RECENTLY ADDED CARPETS & WELL PRESENTED THROUGHOUT\*\* Tucked away in a quiet cul de sac is this lovely three bedroom home, briefly comprising; driveway, front lawn, entrance hall, living room, kitchen diner, sun room and private rear garden to the ground floor. On the first floor there are three bedrooms and the modern bathroom. This property benefits from no forward chain, council tax band A and EPC rating C.

#### HALL

An inviting entrance hall having central heated radiator, double glazed window to the side aspect, stairs ascending to the first floor and door leading through to the lounge.

#### LIVING ROOM

11'8" x 13'3"

Reception room offering central heated radiator, coving to the ceiling, double glazed window to the front aspect, newly fitted carpet, access to cupboard under the stairs and door leading through to the kitchen / dining room.

#### KITCHEN/DINER

14'8" x 8'0"

A social kitchen / dining room benefiting from a neat range of wall and base mounted units with work surfaces over, laminate flooring, stainless steel sink with drainer and mixer tap, integrated electric oven with four ring hob and extractor fan over, space and facilities to accommodate further appliances, tiled splash backs, central heated radiator, double glazed window to the rear aspect and sliding patio doors leading through to the conservatory.

## Offers Over £205,000

- NO CHAIN
- EXTENDED TO THE REAR
- NEW CARPETS & WELL PRESENTED
- QUIET CUL DE SAC LOCATION
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- COUNCIL TAX BAND A
- EPC RATING C





#### **SUN ROOM**

8'5" x 10'5"

Having laminate flooring flowing through from the kitchen / dining room, central heated radiator, double glazed windows and French doors opening onto the rear garden.

#### **LANDING**

With stairs ascending from the ground floor with newly fitted carpet, double glazed window to the side aspect and doors leading through to the bedrooms and family bathroom.

#### **BEDROOM ONE**

8'3" x 11'1"

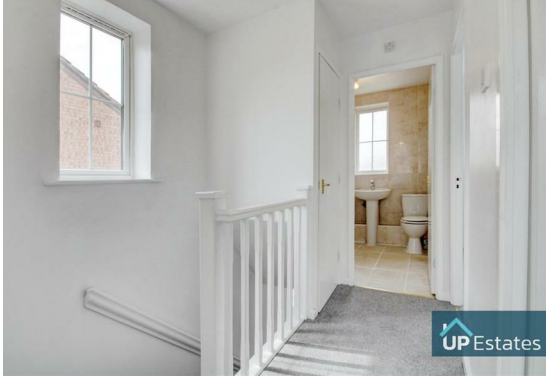
A double bedroom having central heated radiator, newly fitted carpet and double glazed window to the front aspect.

#### **BEDROOM TWO**

7'8" x 10'2"

A double bedroom having central heated radiator, newly fitted carpet and double glazed window to the rear aspect.





### **BEDROOM THREE**

6'11" x 6'11"

A single bedroom having central heated radiator, newly fitted carpet and double glazed window to the rear aspect.

### **BATHROOM**

6'3" x 6'1"

A fully tiled family bathroom offering three piece suite comprising of panelled bathtub with shower over, low level WC and pedestal wash basin, central heated radiator and double glazed opaque window to the front aspect.



### **FRONT ASPECT**

Tucked away in a quiet cul de sac, an appealing front aspect offering laid lawn with well maintained plants, off road parking suitable for vehicles and gated access to the rear aspect.

### **REAR ASPECT**

An easily maintained rear aspect offering initial paved area, laid lawn, flower beds with shrubbery & high fencing to the boundaries.

### **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.



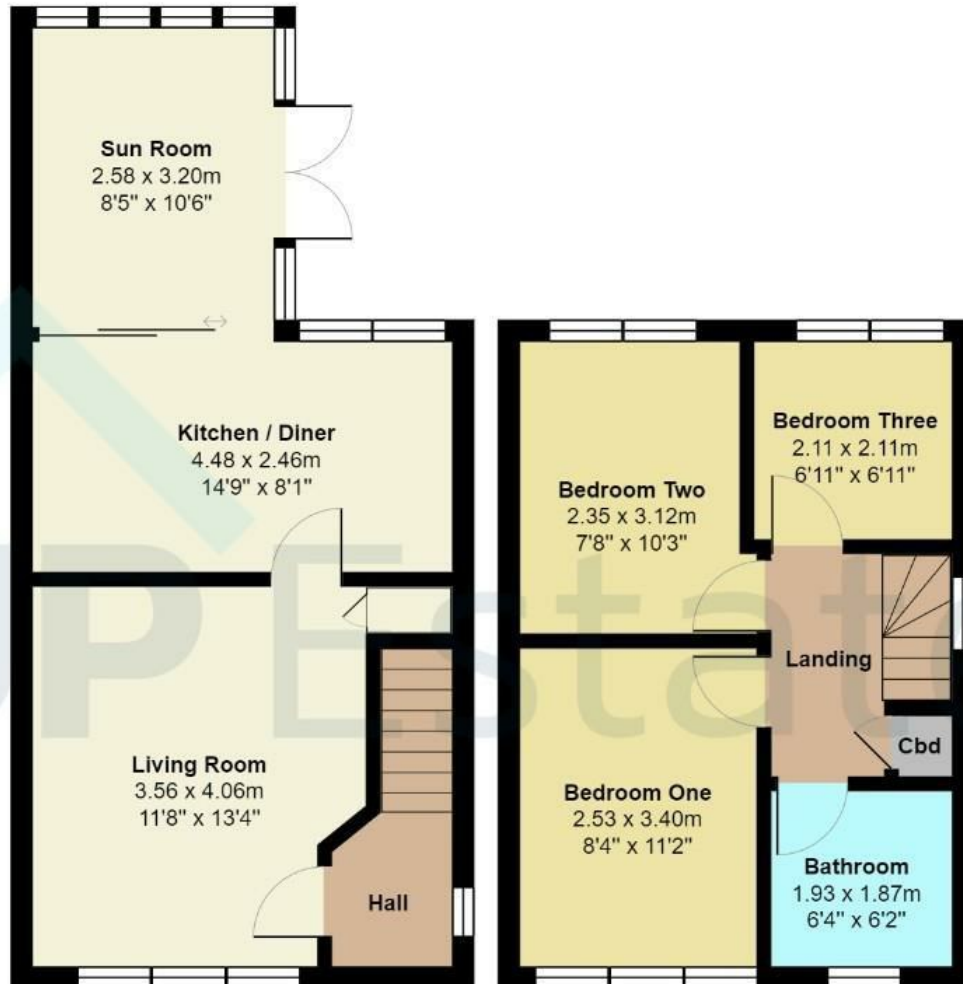
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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



Manor Hall Mews, Coventry





All measurements are approximate and for display purposes only

Total Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup>

## 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

