

**3 Bedroom House - Semi-Detached**  
**located on Portree Avenue,**  
**Coventry**  
**£335,000**







**\*\*IMMACULATELY PRESENTED, EXTENDED, THREE DOUBLE BEDROOM, TWO BATHROOM FAMILY HOME - SOUGHT AFTER LOCATION\*\***

Situated within easy reach of the University Hospital, close to good local schools, a wealth of amenities and key road networks is this beautifully presented, extended and much improved semi-detached family home! Viewing is essential to appreciate this property which very briefly comprises; driveway, entrance hall, kitchen, utility room, shower WC, open plan lounge diner flowing through to the orangery, and private mature garden with open garden room all to the ground floor. On the first floor off of the landing are three double bedrooms, the family bathroom and WC.

#### **FRONT ASPECT**

An attractive semi-detached family home with driveway leading to entrance.

#### **ENTRANCE HALL**

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

#### **LOUNGE DINER**

20'9" x 10'7"

A spacious lounge diner allowing ample space for furnishings, feature fireplace, double glazed window and central heated radiator.

#### **ORANGERY**

12'3" x 10'9"

Flowing through from the lounge diner, with impressive sky lantern, central heated radiator and patio doors leading to the rear aspect.

#### **KITCHEN**

7'2" x 16'2"

A modern refitted kitchen boasting a matching range of wall and base mounted units with work surfaces over, inset sink with drainer and mixer tap, double glazed window, induction hob, extractor, oven, grill, breakfast bar, dishwasher, central heated radiator and space for further appliances.

**£335,000**

- THREE DOUBLE BEDROOMS
- IMMACUATELY PRESENTED EXTENDED FAMILY HOME
- TWO BATHROOMS & WC
- PRIVATE MATURE GARDEN WITH OPEN GARDEN ROOM
- STUNNING FEATURE SKY LANTERN
- SOUGHT AFTER PORTREE AVENUE





**UTILITY ROOM**

6'6" x 5'10"

Including a double glazed window, inset sink with drainer and mixer tap, space and plumbing for appliances.

**SHOWER WC**

6'6" x 3'3", 131'2"

Having opaque double glazed window, central heated towel rail, hand wash basin mounted in vanity unit, low level WC and walk in shower cubicle.

**REAR ASPECT**

A stunning, private garden initially paved followed by artificial lawn, planted borders and mature shrubbery with fenced boundary, decked seating area, feature pond, external power point, storage shed and fantastic open garden room benefitting from power and double glazed window.

**LANDING**

With doors leading to accommodation.







#### **BEDROOM ONE**

10'9" x 12'0"

A good sized bedroom with integrated wardrobe storage, central heated radiator, storage cupboard and double glazed window.

#### **BEDROOM TWO**

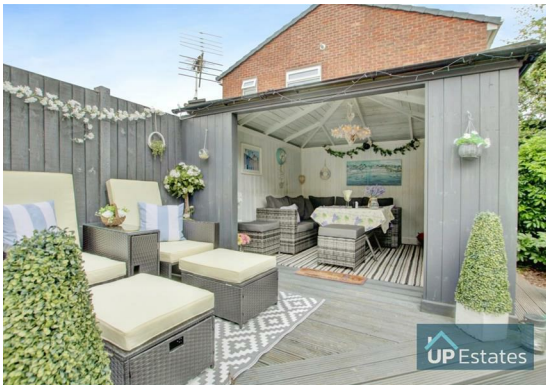
11'1" x 10'9"

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

#### **BEDROOM THREE**

9'4" x 7'6"

A good sized bedroom with central heated radiator and double glazed window.



#### **BATHROOM**

6'6" x 5'10"

Being tiled throughout and having panelled bath with shower over, floating hand wash basin mounted in vanity unit, central heated towel rail and opaque double glazed window.

#### **WC**

With low level WC and double glazed window.

#### **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.





Portree Avenue, Coventry





Total Area: 110.4 m<sup>2</sup> ... 1188 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

