



3 Bedroom House - End Terrace
located on Bridgeacre Gardens,
Coventry
£290,000

UP Estates



****SPACIOUS PLOT - EXTENDED THREE BEDROOM FAMILY HOME - GARAGE & DRIVEWAY - POPULAR LOCATION SURROUNDED BY AMENITIES**** Situated on a substantial plot and presented to a high standard throughout is this attractive, three good sized bedroom, end of terrace property which must be viewed to appreciate. The property in brief comprises; hallway, cloakroom, kitchen, lounge and conservatory to the ground floor. To the first floor there are three bedrooms and a shower room. Externally the property sits on a generous plot with a front and rear garden, garage and parking to the rear. This home is within easy reach of the University Hospital, close to good local schools, a wealth of amenities and key road networks

ENTRANCE HALL

An inviting entrance hall with a central heated radiator and doors leading through to the W/C, kitchen and living room.

KITCHEN

9'10" x 11'9"

A modern refitted kitchen which benefits from an attractive range of matching wall and base mounted units with work surfaces over, integrated double oven, induction hob and extractor fan over, sink with drainer and mixer tap, dishwasher, fridge freezer with further space/plumbing for appliances. There is also a double glazed window to the front aspect.

LOUNGE DINER

17'0" x 16'9"

A spacious reception room offering a feature fireplace with decorative surround, central heated radiator and double glazed window to the rear aspect and patio doors opening to the sun room.

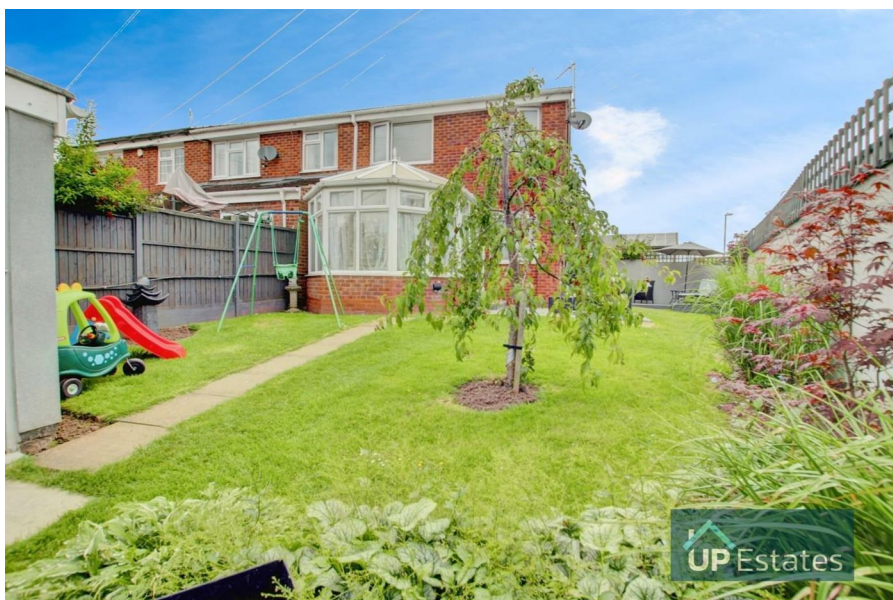
SUN ROOM

10'9" x 10'9"

A bright social room offering double glazed windows and French doors opening up onto the rear garden.

£290,000

- SPACIOUS PLOT & SOUTH FACING GARDEN
- EXTENDED END OF TERRACE FAMILY HOME
- GARAGE & DRIVEWAY
- WC & FAMILY BATHROOM
- THREE GOOD SIZED BEDROOMS
- POPULAR LOCATION





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WC

Ground floor cloak room having low level WC and hand wash basin mounted in vanity unit.

LANDING

With stairs rising from the ground floor, doors leading through to the bedrooms/family bathroom and access to fitted storage cupboard.

BEDROOM ONE

10'1" x 14'9"

A spacious first bedroom benefiting from central heated radiator, fitted wardrobe space and a double glazed window.

BEDROOM TWO

10'1" x 11'1"

Second double bedroom with a central heated radiator and a double glazed window.

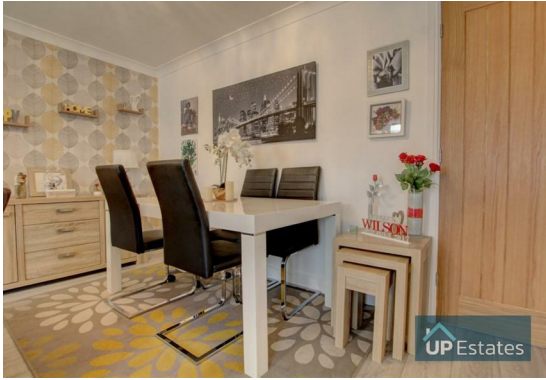
BEDROOM THREE

6'6" x 11'5"

Third spacious bedroom having a central heated radiator and double glazed window.



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BATHROOM

6'6" x 5'10"

A modern refitted bathroom comprising of a panelled bath with shower over, W/C and wash basin vanity unit, central heated towel rail and double glazed opaque window.

FRONT ASPECT

An appealing front aspect offering a laid lawn, fenced boundary and pathway to the entrance.

REAR ASPECT

A spacious, south facing, rear garden offering an initial patio area, leading to a laid lawn and high fencing to the boundaries to ensure privacy with potential space to extend at the side of the property subject to suitable planning permissions.



GARAGE

With an up and over door and space for parking.

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.



Bridgeacre Gardens, Coventry





Total Area: 103.1 m² ... 1110 ft² (excluding garage)

All measurements are approximate and for display purposes only.

CONTACT

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