



3 Bedroom House - Semi-Detached
located on Clifford Bridge Road,
Coventry
Offers Over £300,000

UP Estates



GREAT LOCATION**SEMI-DETACHED**LARGE GARDEN*Up Estates is proud to present this enticing three-bedroom semi-detached property, showcasing a sizable rear garden, two reception rooms, a utility room, and a convenient driveway for off-road parking. Nestled in a popular area of Coventry, the residence benefits from proximity to excellent schools, nearby shops, and close access to University Hospital. The ground floor features a well-designed layout with a hall, lounge, dining room, kitchen, and utility room. Upstairs, three bedrooms and a bathroom provide comfortable living spaces. The exterior of the property boasts a front driveway with gated access to the rear and a generously sized, enclosed garden.

FRONT APPROACH

Benefitting from a driveway for parking, and gated access to the rear.

ENTRANCE HALLWAY

With stairs ascending to the first floor and a door leading to the Lounge.

LOUNGE

16'3" x 10'11"

An inviting reception room equipped with a centrally heated radiator and adorned with two archways that seamlessly lead into the Dining Room. Additionally, there is convenient access to a practical storage cupboard located beneath the stairs.

DINING ROOM

13'4" x 20'4"

Featuring ample room for a dining table, a centrally heated radiator, double glazed sliding doors opening to the rear garden, and doors connecting to both the Kitchen and Utility Room.

KITCHEN

8'0" x 10'6"

Incorporating a cohesive set of wall and base-mounted units complemented by roll-top work surfaces, tiled splashback, a stainless steel sink with a drainer and mixer tap, an electric hob with an overhead extractor fan and an oven below, all complemented by double glazed windows on the side and rear aspects.

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£300,000

- SEMI DETACHED
- LARGE GARDEN
- THREE BEDROOMS
- TWO RECEPTIONS ROOMS
- CLOSE PROXIMITY TO UNIVERSITY HOSPITAL
- UTILITY





UTILITY

6'0" x 9'10"

Providing sufficient space and plumbing for a washing machine and dryer, along with a double glazed window and an exterior door for easy access.

LANDING

With stairs rising from the ground floor and doors providing access to the different rooms.

BEDROOM ONE

13'5" x 10'10"

A generously sized double bedroom featuring a centrally heated radiator and a double glazed window overlooking the front aspect.

BEDROOM TWO

10'0" x 10'3"

Another spacious double bedroom, equipped with a centrally heated radiator and a double glazed window to the the rear aspect.

BEDROOM THREE

9'5" x 7'2"

Sizable third bedroom featuring a centrally heated radiator and a double glazed window with views to the rear aspect.





BATHROOM

8'2" x 10'8"

A contemporary, fully tiled bathroom incorporating a panelled bath with a shower overhead, a low-level W/C, a pedestal wash basin, a centrally heated towel rail, and a double glazed window.

GARDEN

A spacious enclosed rear garden, comprising a paved section transitioning into a well-maintained lawn, all enclosed by fencing along the boundaries.

IMPORTANT NOTE TO PURCHASERS

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.





Clifford Bridge Road, Binley, Coventry





Total Area: 99.4 m² ... 1069 ft²

All measurements are approximate and for display purposes only

CONTACT

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