



2 Bedroom House - End Terrace
located on Red Lane, Coventry
Offers Over £144,000

UP Estates



****EXTENDED, TWO BATHROOM, TWO BEDROOM END OF TERRACE HOME - NO CHAIN - GATED SIDE ACCESS - GARDEN ROOM/SHED WITH POWER**** This is a fantastic opportunity to purchase an extended end of terrace home in Foleshill, surrounded by amenities and transport links. The property itself briefly comprises; porch, lounge diner, kitchen, bathroom, garden and garden room with power to the ground floor. On the first floor off of the landing are two double bedrooms, one with ensuite. A useful loft space is accessed via pull down ladder, has skylight, heating and power/light. This property benefits from NO FORWARD CHAIN, as well as external wall insulation & combi boiler.

PORCH

Having a pitched roof, being uPVC double glazed and with door opening to the lounge/diner.

LOUNGE DINER

11'1" x 24'8"

Having a fire with surround, double glazed window to the front aspect, two central heated radiators, stairs rising to the First Floor and large serving hatch opening to the kitchen.

KITCHEN

11'1" x 11'0"

Having a matching range of wall and base mounted units with roll top work surfaces over, inset sink with drainer and mixer tap, space for cooker, washing machine, fridge/freezer, single glazed window to the rear aspect and a central heated radiator.

BATHROOM

Having a three piece bathroom comprising a bath with electric shower over, low level W/C, pedestal wash basin, double glazed opaque window to the rear aspect and a central heated radiator.

LANDING

Having doors leading to the first floor accommodation, as well as access provided to a boarded loft room with power and light sockets via retractable loft ladders.

Offers Over
£144,000

- NO FORWARD CHAIN
- ENSUITE & BATHROOM
- EXTENDED
- GARDEN ROOM/SHED WITH POWER
- USABLE LOFT WITH LIGHT/POWER, HEATING AND SKYLIGHT
- CALL NOW TO VIEW!





BEDROOM ONE

12'2" x 11'1"

Having a double glazed window to the rear aspect, ceiling spotlights and a central heated radiator.

ENSUITE

Being fully tiled, having a shower cubicle, low level W/C, pedestal wash basin, spotlights to the ceiling, extractor fan, double glazed opaque window to the rear aspect and a central heated radiator.

BEDROOM TWO

8'0" x 12'0"

Having a double glazed window to the front aspect and a central heated radiator.

LOFT SPACE

Being accessed by a retractable ladder, having lighting and power, velux window and heating.

FRONT ASPECT

Being set back from the road and screened behind a dwarf brick wall and with gated access to the side.





REAR ASPECT

Having artificial lawn to the rear with fencing to the boundaries and access to the garden room/shed having power.

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 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.





Red Lane, Coventry





Total Area: 67.5 m² ... 727 ft² (excluding loft)

All measurements are approximate and for display purposes only

CONTACT

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