

3 Bedroom House - Semi-Detached
located on Old Church Road,
Coventry
£235,000

UP Estates



****NO FORWARD CHAIN - EXTENDED SEMI-DETACHED PROPERTY**** Here is a fantastic opportunity to purchase this extended, three bedroom property which has the benefit of two reception rooms and an attractive kitchen/diner. This property will make a brilliant family home offering flexible living accommodation to the ground floor and with the added benefit of three good sized bedrooms to the first floor. In brief the property comprises; hallway, lounge, rear reception room, kitchen/ diner and shower room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is a gated driveway and a larger than average rear garden.

FRONT ASPECT

A semi-detached property with block paved front garden and off road parking

PORCH

With a door leading into the hallway.

FRONT RECEPTION ROOM

11'11" x 13'3"

Having a central heated radiator and a double glazed window.

REAR RECEPTION ROOM

18'0" x 21'11"

Having a central heated radiator and a double glazed window with opening to the Kitchen/Diner, access to a storage cupboard and stairs leading up to the first floor.

KITCHEN/DINER

18'0" x 11'5"

Including a matching range of wall and base mounted units with roll top work surfaces over, a sink with drainer and mixer tap with doors leading to the shower room and out to the garden.

SHOWER ROOM

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, and double glazed opaque window.

£235,000

- Extended Semi-Detached Property
- Two Reception Rooms
- Kitchen/ Diner
- Three Bedrooms
- Bathroom and Shower Room
- Rear Garden





LANDING

With stairs rising from the ground floor and doors leading to accommodation and family bathroom.

BEDROOM ONE

12'1" x 11'5"

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

BEDROOM TWO

12'5" x 13'3"

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

BEDROOM THREE

8'2" x 8'6"

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

BATHROOM

Being partially tiled and having a paneled bath, low level W/C, wash basin and a double glazed opaque window.





GARDEN

A private rear garden with a decking seating area followed by a lawn with fencing along the boundaries.

IMPORTANT NOTE TO PURCHASERS

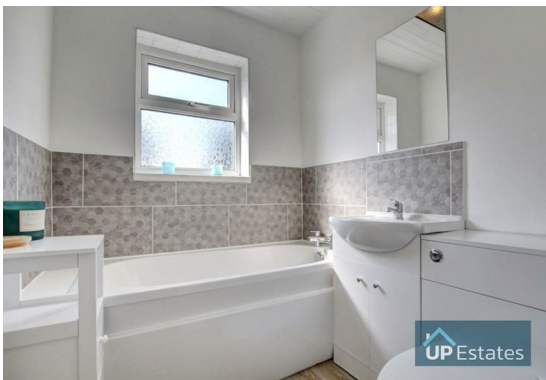
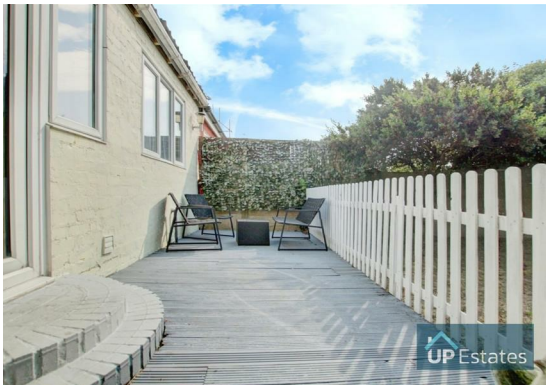
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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.





Old Church Road, Coventry





Total Area: 105.8 m² ... 1139 ft²

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
T: 024 7771 0780

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