



**3 Bedroom House - Semi-Detached**  
**located on Harborough Road,**  
**Coventry**  
**£320,000**

**UP Estates**



**\*\*Four Reception Rooms\*\*Three Bedrooms\*\*Garage Store/Workshop\*\*Beautiful Private Garden\*\* This is an exceptional opportunity to obtain a modern three bedroom semi-detached home in Whitmore Park. Very briefly comprising; multi-car driveway, porch, entrance hall, family lounge diner, conservatory/playroom, kitchen, sitting room with utility, office, garage store/workshop, WC & lovely private garden to the ground floor. On the first floor there are three bedrooms and the family bathroom. This property benefits from a combination boiler circa 3 yrs old and double glazing throughout.**

#### **PORCH**

With a door leading into the Hall.

#### **HALL**

A welcoming entrance hall with stairs ascending to the first floor and doors leading to the lounge diner, kitchen and under-stair cupboard.

#### **LIVING AREA**

12'3" x 11'3"

Having a central heated radiator and a double glazed bay window to the front aspect allowing plenty of natural light.

#### **DINING AREA**

10'8" x 11'7"

Having two central heating radiators with double glazed windows and bi-folding door leading to the conservatory.

#### **CONSERVATORY**

8'2" x 7'0"

With double glazed windows and door opening to rear garden.

#### **KITCHEN**

MAXm

A modern and bright kitchen with expansive roof lantern, partially tiled walls, a central double glazed window to the rear, a range of matching wall and base mounted units with ample work surface. Appliances include inset stainless steel sink with drainer and mixer tap, integrated double oven, combi microwave oven, hob and extractor with space for fridge freezer. There is also a door to the sitting/utility room.

£320,000

- Extended Much Improved Family Home
- Four Reception Rooms
- WC & Family Bathroom
- Beautiful Private Garden
- Three Good Sized Bedrooms
- Circa 3 Years Old Boiler
- Modern & Tastefully Presented
- Overlooking Green





#### **SITTING ROOM / UTILITY**

MAXm

Also including an expansive roof lantern, central heating radiator, door to office, space for utility appliances with overtop work surface, French doors to rear garden and built in ceiling speakers.

#### **OFFICE**

9'4" m x 6'4"

With skylight, double glazed window through to sitting room and door to the garage store.

#### **WC**

Benefiting from a low level w/c & wash hand basin.

#### **GARAGE STORE / WORKSHOP**

9'4" x 7'10"

With up and over door, door into office and space for storage.

#### **LANDING**

Double glazed window to the side, over stairs storage cupboard, fitted cupboard housing gas fired combination boiler and hatch providing access to insulated and boarded loft space.





#### **BEDROOM ONE**

13'5" m x 10'10"

Double bedroom having central heating radiator and double glazed bay window to the front aspect.

#### **BEDROOM TWO**

10'10" x 11'7"

Double bedroom having central heating radiator and double glazed window to the rear aspect.

#### **BEDROOM THREE**

7'7" x 6'11"

A good sized single bedroom having a central heated radiator and double glazed window to the front aspect.



#### **BATHROOM**

7'7" x 5'7"

Being partially tiled and having a panelled bath with shower over, low level W/C, wash basin, inbuilt storage, central heated towel rail and a double glazed opaque window.

#### **GARDEN**

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

#### **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.



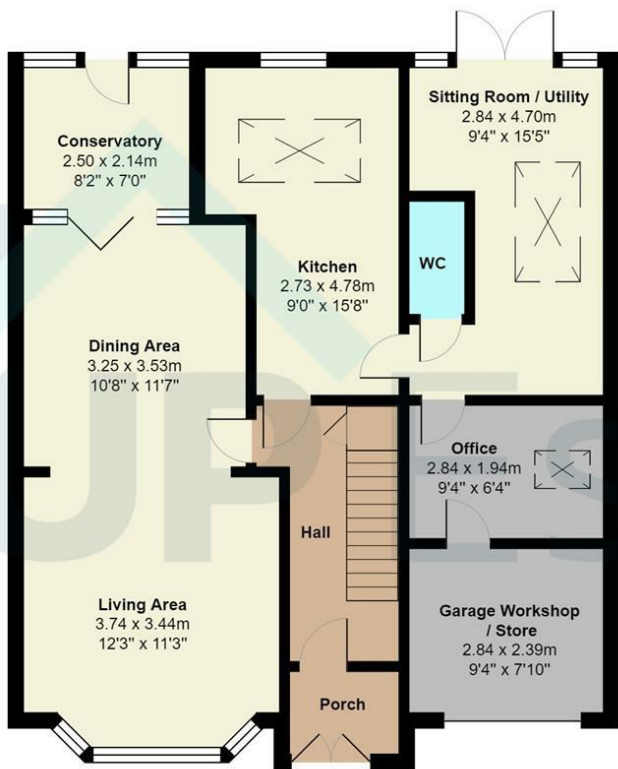
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Harborough Road, Coventry





Total Area: 126.7 m<sup>2</sup> ... 1364 ft<sup>2</sup> (excluding wc)

All measurements are approximate and for display purposes only

## CONTACT

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