



3 Bedroom House - Detached
located on Matilda Mews, Coventry
£340,000

UP Estates



****MODERN DETACHED FAMILY HOME** **OWNED SOLAR PANELS** - PRIME LOCATION - CONSERVATORY & GARAGE**** Up Estates is delighted to bring to market this stunning, deceptively spacious, modern three-bedroom detached house offering generous living space. Situated in the highly desirable Copsewood Grange development, this home is both stylish and ideal for contemporary living. The ground floor includes a welcoming lounge, a modern fitted kitchen, a practical utility room, and a bright conservatory with a hard top roof that adds additional living space. To the first floor the property features three well-sized bedrooms, with the master benefiting from an en-suite, alongside a family bathroom. Externally, the property boasts well-maintained front and rear gardens, a garage for added convenience, and the significant benefit of owning solar panels outright, providing energy efficiency and cost savings.

HALL

LOUNGE
18'0" x 10'6"

W/C

KITCHEN/DINER
18'0" x 9'6"

CONSERVATORY
11'9" x 11'6"

UTILITY ROOM

BEDROOM ONE
10'10" x 9'6"

BEDROOM TWO
10'10" x 12'0"

BEDROOM THREE
6'7" x 9'1"

BATHROOM

ENSUITE

GARAGE

IMPORTANT NOTE TO PURCHASERS

£340,000

- SOUGHT AFTER COPSEWOOD ESTATE
- SPACIOUS GROUND FLOOR LIVING SPACE
- THREE BEDROOMS, BEDROOM ONE WITH ENSUITE
- SOLAR PANELS OWNED OUTRIGHT
- DOUBLE GLAZED CONSERVATORY
- GARAGE, DRIVEWAY





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.





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Matilda Mews, Coventry



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Total Area: 105.3 m² ... 1133 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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