



2 Bedroom House - Semi-Detached
located on Wood Green, Coventry
£210,000

UP Estates



****NO CHAIN - TWO DOUBLE BEDROOM MUCH IMPROVED SEMI-DETACHED FAMILY HOME - TWO CAR DRIVEWAY - POPULAR LOCATION - HIGH SPEC - OPTIONAL FURNISHINGS INCLUDED!**** This is an exceptional opportunity to purchase an immaculately presented, two double bedroom, much improved semi-detached family home with optional furnishings & boasting no forward chain! Briefly comprising; driveway for two cars, entrance hall, WC, kitchen breakfast room, hallway flows through to family living room and south west facing rear garden to the ground floor. On the first floor off of the landing are two double bedrooms and family bathroom. This property benefits from an optional range of furnishings included, & a usable boarded loft with ladder & shelving. Call now to view!

ENTRANCE HALL

Having a central heated radiator, doors to accommodation and stairs ascending to the first floor.

KITCHEN BREAKFAST ROOM

A beautiful, modern kitchen diner boasting a matching range of wall and base mounted units with work surfaces over, integrated gas hob, oven, extractor, inset sink with drainer and mixer tap, central heated radiator, with tiled flooring, double glazed window, space for furnishings and the vendors are happy to also include the fridge freezer & washing machine if the buyer desires.

LIVING ROOM

Open plan from the hallway, with double doors opening to the garden, central heated radiator and additional furnishings if the buyer desires.

WC

Having low level WC, central heated radiator, & hand wash basin.

SOUTH WEST FACING GARDEN

A beautiful garden initially paved, followed by lawn, with storage shed and fenced boundary with gated side access.

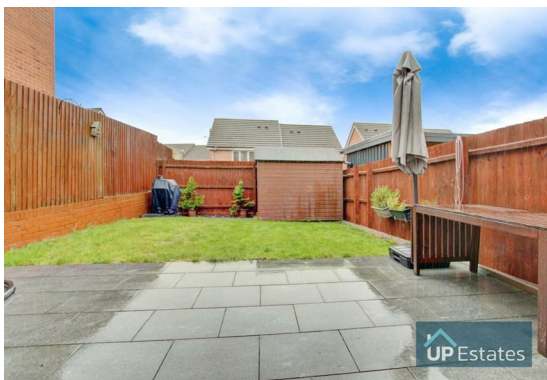
LANDING

With double glazed window and doors leading to accommodation.

£210,000

- NO FORWARD CHAIN
- IMMACULATELY PRESENTED SEMI-DETACHED HOME
- WC & FAMILY BATHROOM
- BOARDED LOFT WITH SHELVING, BOARDED & LADDER
- SOUTH WEST FACING GARDEN
- EPC RATING B
- COUNCIL TAX BAND A
- ****FURNISHINGS OPTIONALLY INCLUDED****





BEDROOM ONE

A double bedroom with central heated radiator, integrated wardrobe, double glazed window and additional furnishings if the buyer desires.

BEDROOM TWO

A double bedroom with central heated radiator, integrated storage cupboard, & double glazed window.

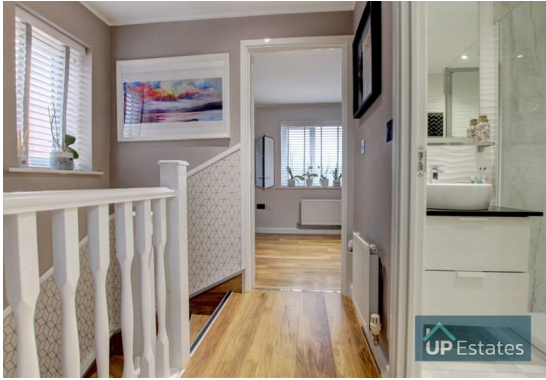
BATHROOM

A stunning bathroom having walk in shower, waterfall shower over, central heated towel rail, hand wash basin mounted on vanity unit and WC.

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.

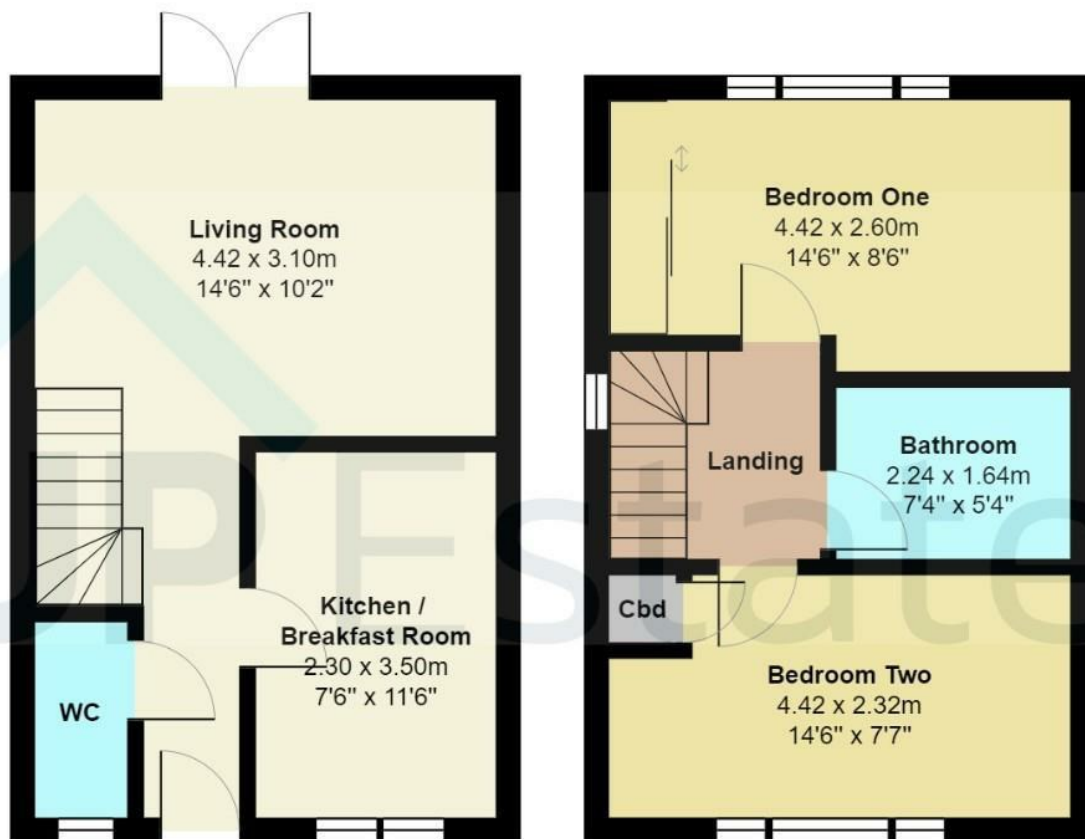
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Wood Green, Coventry





Total Area: 60.8 m² ... 654 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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