

3 Bedroom House - Terraced
located on Emily Allen Road,
Coventry
Offers Over £260,000





****PARKING FOR THREE VEHICLES** CUL DE SAC**

LOCATIONPOPULAR ESTATE**WC, ENSUITE & BATHROOM****

This modern and immaculately presented home is now available for purchase! Boasting front garden and two car driveway, entrance hall, living room, WC, kitchen diner and beautiful rear garden to the ground floor. On the first floor there are three double bedrooms, bedroom one boasting ensuite shower room. Please note there is a maintenance service charge for residents on this estate of circa £250 per annum.

FRONT ASPECT

Situated in a quiet cul de sac location on a popular estate is this lovely three bedroom family home, with front artificial lawn utilised for parking and two car driveway to the side.

ENTRANCE HALL

A welcoming entrance hall with door into the living room and stairs ascending to the first floor.

LIVING ROOM

A lovely family living room with window to the front aspect and gas central heated radiator.

WC

Benefiting from a low level w/c, wash hand basin and central heated radiator.

KITCHEN DINER

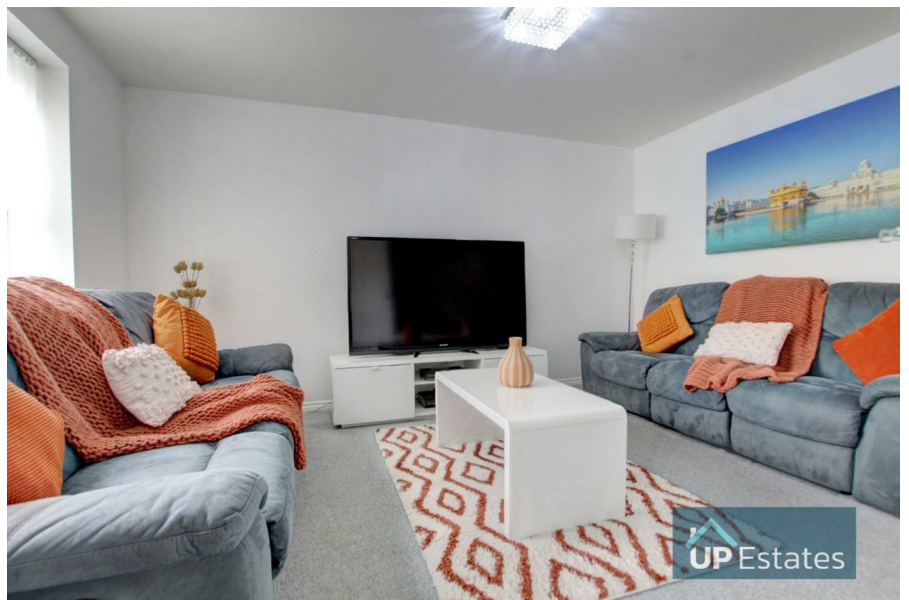
A modern kitchen diner including matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer, mixer tap, a pantry style cupboard, integrated appliances including gas hob, oven, extractor, fridge freezer, washing machine and dishwasher. There are also double glazed French doors to the rear and space for dining furnishings.

LANDING

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

Offers Over
£260,000

- THREE GOOD SIZED BEDROOMS
- ENSUITE, WC & BATHROOM
- NHBC WARRANTY
- QUIET CUL DE SAC LOCATION
- CLOSE TO WHITMORE PARK SCHOOL
- SURROUNDED BY AMENITIES





BEDROOM ONE

9'7" x 9'2"

Double bedroom having a central heated radiator, access to the Ensuite and double glazed window to the front aspect.

ENSUITE

5'6" x 5'9"

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

BEDROOM TWO

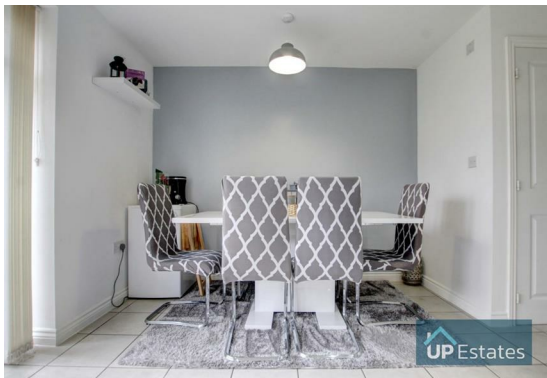
8'6" x 10'10"

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

BEDROOM THREE

6'7" x 10'10"

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





BATHROOM

5'6" x 6'7"

Being partially tiled and having a panelled bath with shower over, low level W/C and pedestal wash basin.

REAR ASPECT

A lovely rear garden initially paved, followed by lawn with fenced boundary and gated access to the rear.

LOCATION

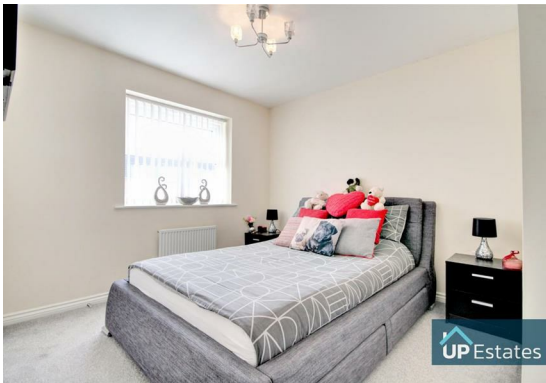
Located just a short drive from the Arena Shopping Park, Coventry Building Society Arena, and Jubilee Crescent, residents have access to a wide range of amenities, from retail and dining options to entertainment venues. Easy access to transport links makes commuting a breeze, whether into the city or beyond.



With the added benefit of being in the catchment area for good primary and secondary schools, this property presents an ideal opportunity for families looking for both a comfortable home and excellent educational opportunities.

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 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.



Emily Allen Road, Coventry





Total Area: 79.2 m² ... 853 ft²

All measurements are approximate and for display purposes only

CONTACT

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