



 UP Estates



 UP Estates



 UP Estates



 UP Estates

4 Bedroom House - Terraced
located on Ashington Grove,
Coventry
Offers Over £280,000

 UP Estates



****DOUBLE STOREY REAR EXTENSION AND LOFT CONVERSION**** Here is a fantastic opportunity to purchase this four bedroom mid terrace that is well presented throughout and has the benefit of a large garage/ workshop to the rear. The property has a double storey rear extension providing a larger kitchen and dining area and a larger family bathroom and bedroom plus having the addition of a loft conversion which give this property four bedrooms.

Located on Ashington Grove this property has a block paved driveway and in brief comprises; Porch, hall, lounge, sitting room and kitchen/ diner to the ground floor. To the first floor there are three bedrooms and a family bathroom with an additional bedroom to the second floor. The garden to the rear is south facing and is landscaped and has a outside w/c, large shed and large garage/ workshop. The property is located in the sought after area of Whitley boasting good school, road links and local amenities.

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.

Offers Over £280,000

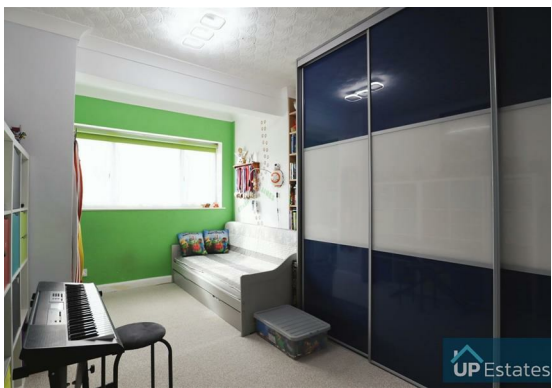
- EXTENDED MID TERRACE PROPERTY
- GROUND FLOOR AND FIRST FLOOR EXTENSION TO THE REAR
- LOFT CONVERSION GIVING ADDITIONAL BEDROOM
- LOUNGE AND SITTING ROOM
- KITCHEN / DINER
- DRIVEWAY TO THE FRONT
- LARGE GARAGE/ WORKSHOP TO THE REAR OF THE PROPERTY
- SOUTH FACING REAR GARDEN





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







Ashington Grove, Coventry





All measurements are approximate and for display purposes only
 Total Area: 105.7 m² ... 1137 ft² (excluding garage, storage)

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk
 T: 024 7771 0780

 **UP** Estates