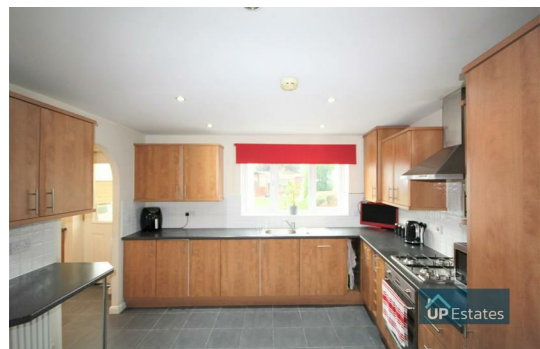




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4 Bedroom House - Townhouse
located on Carroll Crescent

£299,950

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This stylish and well presented four bedroom mid terrace townhouse is available for purchase immediately, offering spacious accommodation over three floors. Being within close distance major transport links such as the M6, A444 & M69 whilst being in fair distance to the University Hospital. These properties whilst great for families are well known for great rental yields. In brief the property comprises of; Dining Room, Kitchen, Downstairs WC & Utility Area, Living Room, Master Bedroom With Ensuite, Three Alternative Bedrooms & Family Bathroom. Parking is available to the front with a private rear garden.

Entrance Hallway and Porch

Entered via a double glazed UPVC door, built in double storage cupboard with fitted shelving and power. Tiled floor door to entrance hall. which is followed by a double glazed door to the front, stairs ascending to the first floor, central heated radiator and doors leading to the dining room.

Dining Room

12'9" x 13'6"

Double glazed window to front, laminate flooring, part glazed double doors to kitchen, and a central heated radiator.

Kitchen/Breakfast Room

11'10" x 10'9"

Utility Room

5'4" x 5'1"

A range of fitted wall and base units, laminate worksurface with inset stainless steel sink drainer and tiling to splashback areas, integrated washing machine, tiled floor, radiator, door to conservatory.

Cloakroom

Low level WC, pedestal wash hand basin with tiled splashback, extractor fan, radiator.

£299,950

- Mid Terrace Townhouse
- Four Bedrooms
- Master With En-Suite
- Private Garden & Parking
- Utility & Cloakroom
- Close To Local Amenities
- Council Tax Band C





Conservatory

8'0" x 12'4"

Of UPVC and brick construction, with double glazed windows to rear and sides and French doors to side.

First Floor Landing

Stairs rising from ground floor, stairs to second floor, radiator, doors to further accommodation.

Living Room

14'9" x 14'0"

A pair of double glazed full height windows and doors that open to juliet balconies, laminate flooring, radiator.



First Bedroom

11'5" x 12'6'4"

Double glazed window to rear, laminate flooring, radiator, door to en-suite.

Ensuite Shower Room

Double glazed window to rear, shower enclosure with mains fed shower, pedestal wash hand basin, low level WC, tiling to splashback areas, shaver point, extractor fan, recessed downlights, radiator.

Second Floor Landing

Stairs from first floor, airing cupboard, loft hatch, doors to further accommodation.



Bedroom Two

11'3" x 10'11"

Good sized bedroom with a double glazed window to rear, laminate flooring, radiator.

Bedroom Three

9'3" x 14'2"

Double glazed window to front, laminate flooring, radiator.

Bedroom Four

6'5" x 9'1"

Double glazed window to front, laminate flooring, radiator.



Family Bathroom

Double glazed window to rear, panel enclosed bath, pedestal wash hand basin, low level WC, tiling to splashback areas, extractor fan, recessed downlights, radiator.

Driveway

A block paved driveway to the front of the property.

Garden

Stepping out from the conservatory you will find a timber decked area that opens on to a lawn with a stepping stone path that leads to the bottom of the garden where you will find a summer house, shed and is laid to shingle. The garden is framed by an array of mature trees and shrubs and is enclosed by timber fencing.



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.



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Carroll Crescent, Stoke, Coventry



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Total Area: 127.5 m² ... 1372 ft²

All measurements are approximate and for display purposes only

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