

2 Bedroom House - Terraced
located on Woodburn Close,
Coventry
Offers Over £200,000

UP Estates



****SOUGHT AFTER ALLESLEY PARK IN QUIET CUL DE SAC - GARAGE & DRIVEWAY - BATH & SHOWER ROOM**** This is a fantastic opportunity to purchase a two double bedroom terraced home in Woodburn Close, which is located in a very sought-after residential location. Ideally placed for access to Allesley Park and the excellent range of shops, amenities and schooling. This home very briefly comprises; driveway, entrance hall, living room, kitchen breakfast room, rear garden and garage to the ground floor. On the first floor off of the landing there are two double bedrooms followed by the bath & shower room. Call now to view!

FRONT ASPECT

An attractive terraced home with driveway leaving to entrance.

HALL

With stairs ascending to the first floor and door into living room.

LIVING ROOM

10'7" x 14'1"

A lovely living room with double glazed window, central heated radiator, feature fireplace and door into kitchen breakfast room.

KITCHEN BREAKFAST ROOM

13'9" x 8'7"

Boasting a matching range of wall and base mounted units with work surfaces over, central heated radiator, large pantry/storage cupboard, integrated gas hob, oven, extractor, inset sink with drainer and mixer tap. There is space/plumbing for further appliances and a double glazed window and door into the garden.

REAR ASPECT

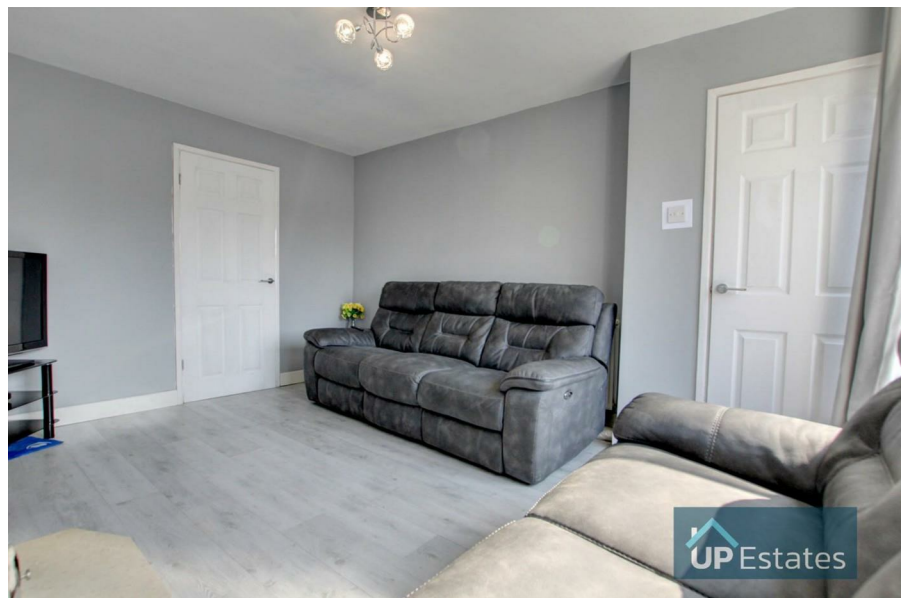
With access to the single garage, being paved will fenced boundary and gated rear access.

LANDING

With doors leading to accommodation and storage.

Offers Over
£200,000

- GARAGE & DRIVEWAY
- SOUGHT AFTER ALLESLEY VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- CUL DE SAC LOCATION
- SURROUNDED BY AMENITIES
- RE-FITTED KITCHEN & BATH/SHOWER ROOM





BEDROOM ONE

13'10" x 10'9"

A double bedroom with double glazed window and central heated radiator.

BEDROOM TWO

8'0" x 8'7"

A double bedroom with double glazed window and central heated radiator.

BATH & SHOWER ROOM

5'7" x 8'7"

Benefitting from walk in shower cubicle, hand wash basin mounted in vanity unit, central heated towel rail, panelled bath with mixer taps, opaque double glazed window and low level WC.



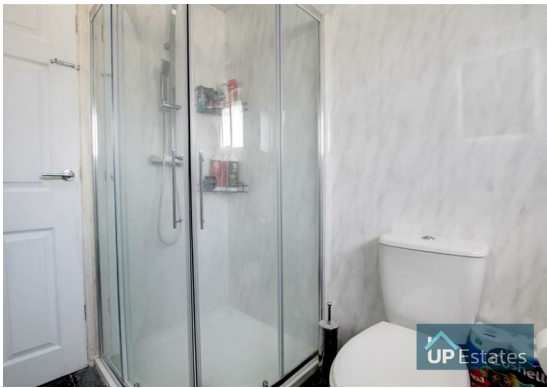
IMPORTANT NOTE TO PURCHASERS

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.

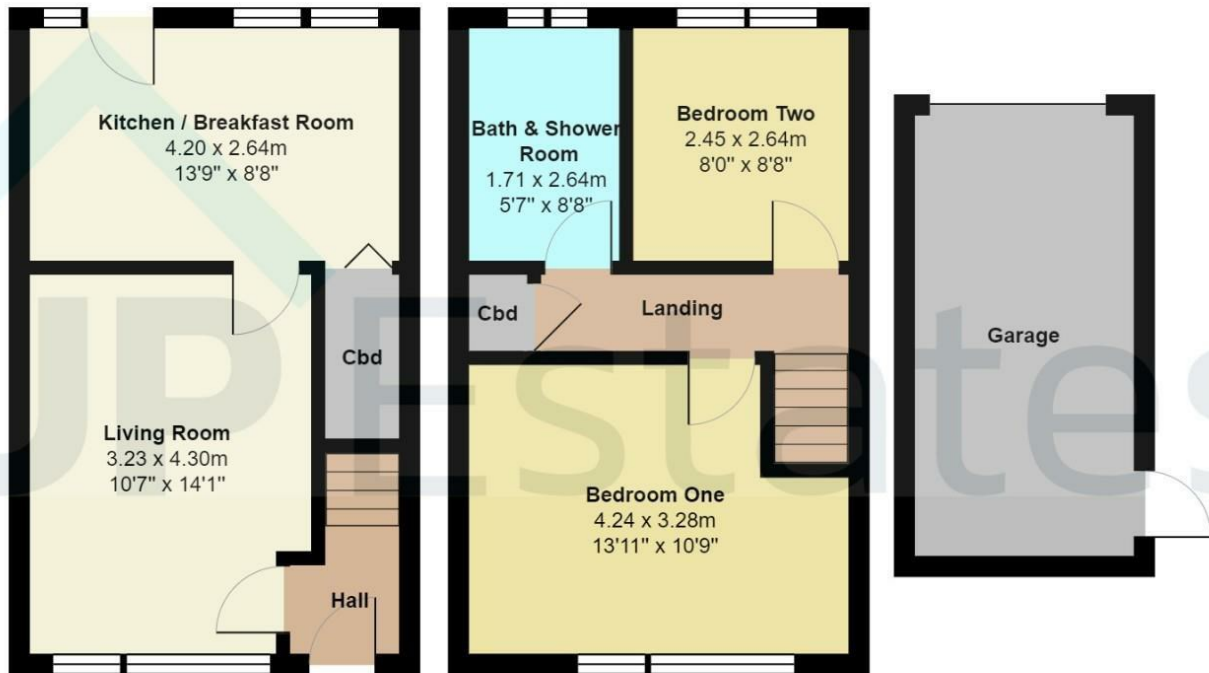
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Woodburn Close, Coventry





Total Area: 60.5 m² ... 651 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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