



- Victorian Era Mid Terraced Property
- Two Double Bedrooms & Two Reception Rooms
- Large Modern Bathroom

- Brand New Central Heating System
- Accredited 5 Star Property by City Council
- Free Permit Parking



**\*\*VICTORIAN BUILD - HIGH SPEC\*\*** Up Estates is pleased to present this mid terraced property which was purpose built in 1900's for managers of the workforce who played a pivotal role in the construction of Coventry City Centre. Accredited as a "5 Star Property" by the City Council, this property has been tastefully improved to a high standard whilst boasting original Victorian features. A brand new central heating system has been fitted and the electrical certificate has been recently renewed which is valid for 5 years. Also benefitting from free permit parking and visitors parking. Briefly the property comprises; Hall, Lounge, Dining Room and Kitchen to the ground floor. The Kitchen provides access to the Cellar. On the first floor there are Two Double Bedrooms and a large, modern Bathroom. Viewing is strongly advised to appreciate this unique home which is rich in history.

**HALL** With stairs ascending to the first floor and doors leading to the Lounge and Dining Room.

**LOUNGE/POTENTIAL THIRD BEDROOM** 11' 0" x 11' 0" (3.364m x 3.370m) Benefitting from original 1900's ceiling coving, this reception could be used as a third bedroom, and has a central heated radiator and a double glazed window to the front aspect.



**DINING ROOM** 11' 6" x 12' 0" (3.508m x 3.662m) A very flexible room which could be used for the lounge if rented or a dining room or home office if residential. Offering a central heated radiator, space for a dining table, a double glazed window to the rear aspect and a door leading into the Kitchen.



**KITCHEN** 8' 0" x 13' 4" (2.452m x 4.083m) Including base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, an electric hob with an integrated oven below, and space for further appliances. There is also a double glazed window to the side aspect, a door leading out into the rear garden, and a door accessing the stairs which descend to the Cellar.



**CELLARS** With electricity, smoke alarm, and access to meter boxes. Other properties on this street have converted the cellars into further accommodation.





**FIRST FLOOR LANDING** With stairs rising from the ground floor and doors leading to accommodation.

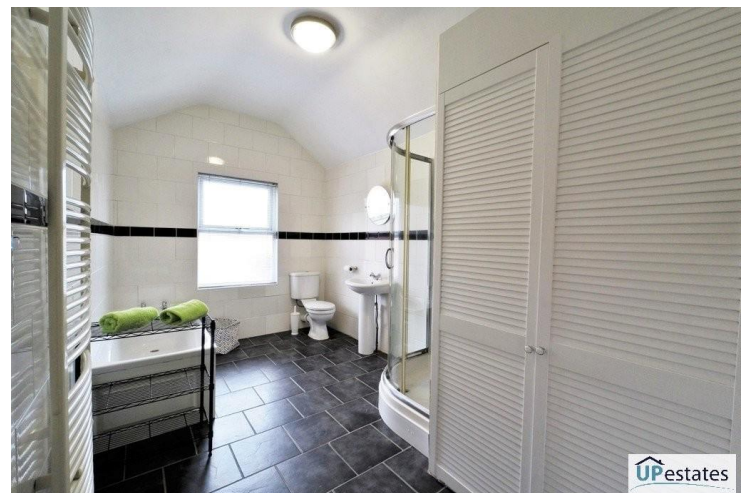
**BEDROOM ONE** 14' 5" x 11' 0" (4.410m x 3.354m) A double bedroom with a central heated radiator and double glazed window to the front aspect.



**BEDROOM TWO** 9' 2" x 12' 1" (2.8m x 3.7m) Another double bedroom with a central heated radiator and double glazed window to the rear aspect.



**BATHROOM** 8' 2" x 13' 2" (2.506m x 4.024m) A large, fully tiled, modern bathroom comprising; panelled bathtub, separate shower cubicle, low level W/C, pedestal wash basin and a double glazed opaque window. Also having a large airing cupboard housing the new combi boiler.



**GARDEN** A rear garden with a paved seating area followed by a lawn with fencing along the boundaries.





**Basement**

Floor area 32.0 sq. m. (344 sq. ft.) approx

**Ground Floor**

Floor area 42.0 sq. m. (452 sq. ft.) approx

**First Floor**

Floor area 42.0 sq. m. (452 sq. ft.) approx

Total floor area 116.0 sq. m. (1,249 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	67   D	
39-54	E		

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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
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