



**3 Bedroom House - End Terrace**  
**located on Forknell Avenue,**  
**Coventry**  
**£245,000**

**UP Estates**





**\*\*SPACIOUS GARDEN WITH POTENTIAL TO EXTEND STPP\* - FANTASTIC FAMILY HOME IN SOUGHT AFTER FORKNELL AVENUE\*\*** Here is a fantastic opportunity to purchase a well presented three bedroom end terraced property, which is located in a popular area of Coventry that is close to local amenities, schools and road networks. Benefitting from a modern interior throughout, a sizable driveway, a garage and a sizable rear garden. In brief this property comprises; hall, lounge, kitchen/diner and W/C to the ground floor. On the first floor there are three bedrooms and a bathroom. Externally there is a driveway and garage to the front of the property, along with a garden to the rear. Including central heating and double glazing throughout. This lovely home has the opportunity to extend STPP\* due to its spacious garden which also boasts a treehouse!

#### Front Aspect

Having a gravel driveway to the front of the property with separate garage.

#### Hall

The main entrance of the property having stairs ascending to the first floor and a door leading through into the lounge.

#### Lounge

12'8" x 14'9" max

A modern and chic lounge having a feature fireplace with a surround and hearth, sliding bi-fold doors leading through into the kitchen/diner which create an optional open plan living space and a double glazed bay window to the front aspect. It also has a central heated radiator and a door leading through into the hall.

#### Kitchen/Diner

11'11" x 9'10"

A stylish kitchen having matching wall and base mounted units with a square edged work surface over along with a tiled splashback. Benefitting from a range cooker with a gas hob and an extractor over. Including a stainless steel one and a half bowl sink and drainer with a mixer tap. There is space for a washing machine and fridge/freezer. It has a central heated radiator, a double glazed window to the rear aspect and a door leading through into the lobby.

£245,000

- Spacious Garden (Potential To Extend STPP\*) With Treehouse
- Three Bedrooms
- Well Presented End Terraced Property
- Driveway & Garage
- Good Sized Rear Garden
- Downstairs W/C
- Modern Bathroom







#### **W/c**

Benefiting from a low level w/c and wash hand basin.

#### **Lobby**

Having doors leading into the kitchen/diner, W/C and another door leading out to the rear garden.

#### **Landing**

With stairs rising from the ground floor and doors leading into each bedroom as well as the bathroom.

#### **Bedroom One**

10'0" x 14'9" max

Having a central heated radiator and double glazed bay window to the front aspect.

#### **Bedroom Two**

9'10" x 10'0"

Having a central heated radiator and double glazed window to the rear aspect.







### **Bathroom**

An attractive bathroom having a panelled bath with a shower over and a glass shower screen, a vanity unit wash basin and a low level w/c. There is also a central heated towel rail and a double glazed window to the rear aspect.

### **Bedroom Three**

5'4" x 10'0"

Having a central heated radiator and double glazed window to the front aspect.

### **Rear Garden**

A good-sized private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.



### **Garage**

This garage is located to the front of the property having an up-and-over door, and rear access to the garden.

### **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 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.

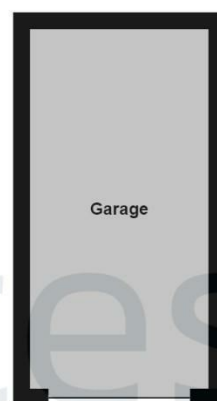
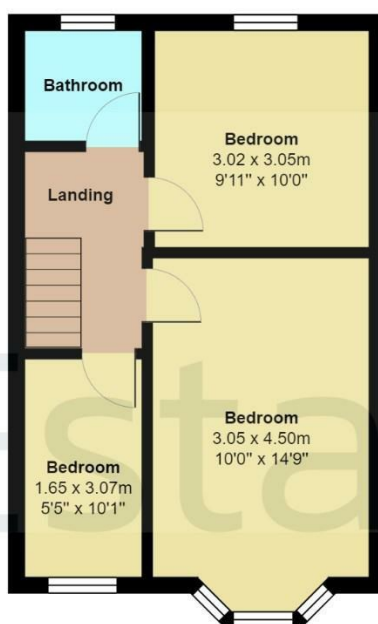
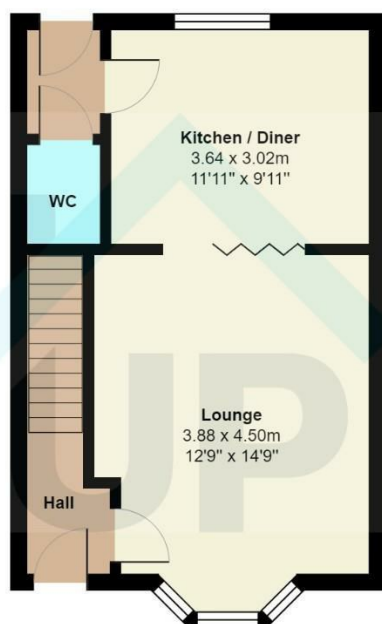




Forknell Avenue, Coventry







Total Area: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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