



**3 Bedroom House - Semi-Detached**  
**located on Ivens Grove, Coventry**  
**£230,000**

**UP Estates**





**\*\*OWNED SOLAR PANELS WITH PAYBACK - CIRCA 4 YR NHBC WARRANTY REMAINING - THREE BEDROOMS, TWO BATHROOMS & WC - NEXT TO GREEN - TWO CAR DRIVEWAY - SEMI-DETACHED FAMILY HOME\*\*** This is a fantastic opportunity to purchase a semi-detached three bedroom family home tucked away in Ivens Grove. This property boasts owned solar panels which we have been advised by the owner had a payback of circa £425 in 2023, & that the collective cost for gas/electric per month currently is £40. Also a circa 4 year NHBC warranty remaining. The property itself briefly comprises; two car driveway, entrance hall, WC, living room, kitchen diner, with lovely rear garden to the ground floor. On the first floor off of the landing are three bedrooms, bedroom one boasting ensuite shower room, followed by the family bathroom.

#### LOCATION

The property is ideally placed for commuters being located nearby the University Hospital which is approximately 10 mins away by car and the Ricoh Arena 11 mins. With Wyken Slough Nature reserve just 0.7 miles away and Cross Point retail park just 1.9 miles away, this family home offers a refreshing blend of countryside walks and easy access to a variety of local restaurants, cafes, gyms and leisure facilities for you to enjoy. What's more the property is within walking distance to a variety of local nurseries, primary and secondary schools with Potters Green Nursery and Primary School being just 0.5 miles away and Cardinal Wiseman School tied with Grace Academy Coventry, both being just 0.9 miles away. For commuting, the property offers easy access to Coventry Arena Rail Station (2.4 miles) and a number of transport links including but not limited to, the M6, the M69, the A45, the A46, the A423 and the A444.

#### FRONT ASPECT

Tucked away in Ivens Grove, next to green is this attractive semi-detached home with two car driveway and door into entrance hall.

#### ENTRANCE HALL

A welcoming entrance hall with doors leading to accommodation, central heated radiator and stairs ascending to the first floor.

#### LIVING ROOM

12'0" x 14'5"

A lovely living room with double glazed window, storage cupboard, central heated radiator and door into kitchen diner.

£230,000

- OWNED SOLAR PANELS WITH PAYBACK
- CIRCA 4 YR NHBC WARRANTY REMAINING
- WC, ENSUITE & BATHROOM
- SEMI-DETACHED
- POPULAR DEVELOPMENT
- THREE BEDROOMS





#### **KITCHEN DINER**

15'4" x 8'10"

Boasting a matching range of wall and base mounted units with work surfaces over, integrated oven, gas hob, extractor, inset sink with drainer and mixer tap, space and plumbing for further appliances, double glazed window, patio doors to the rear aspect and central heated radiator.

#### **REAR ASPECT**

A lovely rear garden initially paved followed by artificial lawn with fenced boundary and secure gated side access.

#### **WC**

Having opaque double glazed window, central heated radiator, hand wash basin, and low level WC.

#### **LANDING**

With doors leading to accommodation and stairs ascending from the ground floor.

#### **BEDROOM ONE**

12'0" x 9'6"

Having double glazed window, door to ensuite and central heated radiator.







#### **ENSUITE**

5'1" x 6'3"

Being partially tiled, having walk in shower cubicle, low level WC, pedestal hand wash basin, central heated radiator, and opaque double glazed window.

#### **BEDROOM TWO**

9'2" x 7'6"

Having double glazed window and central heated radiator.

#### **BEDROOM THREE**

5'11" x 7'6"

Having double glazed window and central heated radiator.

#### **BATHROOM**

5'11" x 5'10"

A modern family bathroom being tiled throughout, having paneled bath with shower over, pedestal hand wash basin, low level WC, central heated radiator and opaque double glazed window.

#### **DISCLAIMER**

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.

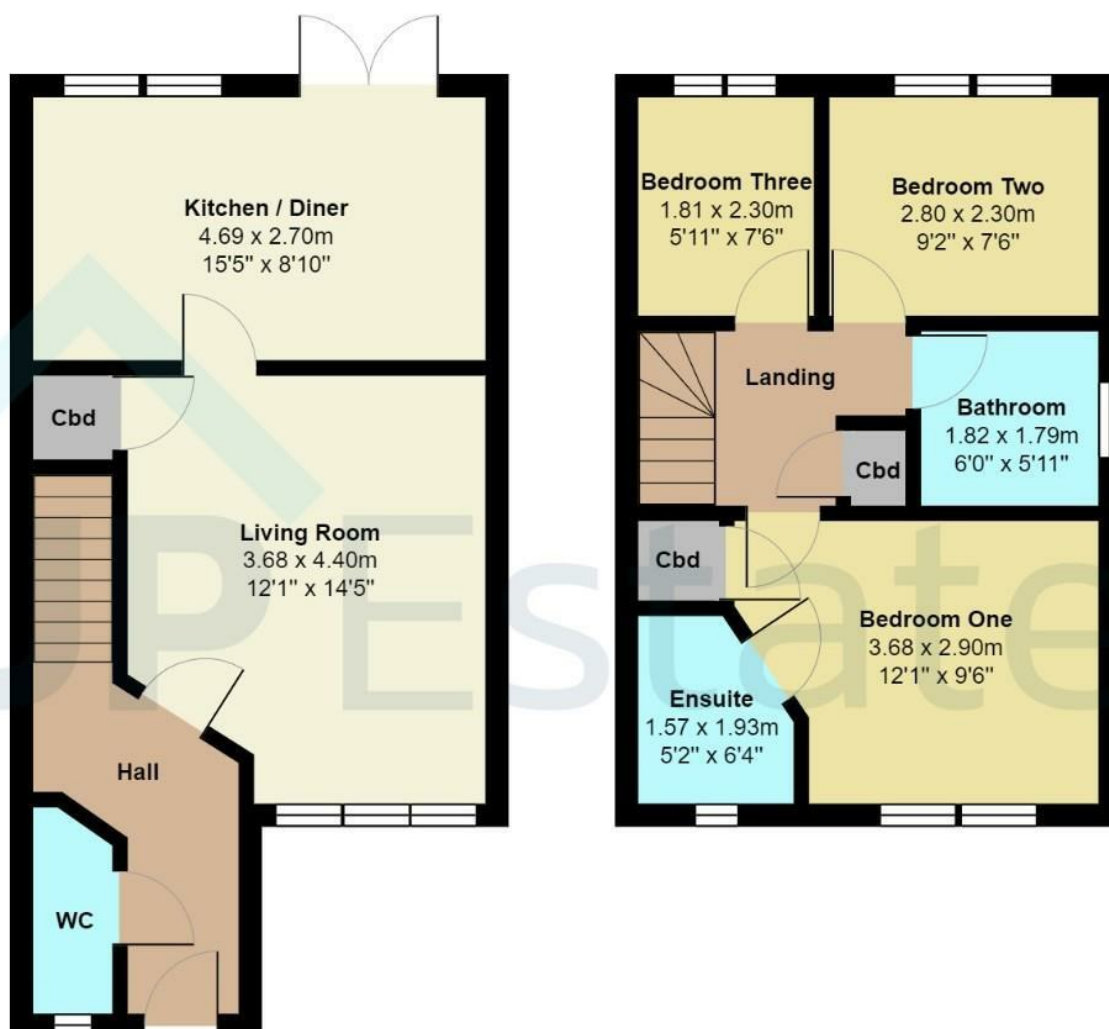






Ivens Grove, Coventry





Total Area: 72.8 m<sup>2</sup> ... 784 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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