



**2 Bedroom Bungalow - Semi  
Detached  
located on Alpine Rise, Coventry  
Offers Over £315,000**

**UP Estates**



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**Offers Over  
£315,000**

- NO UPWARD CHAIN
- Semi-Detached Bungalow
- Two Bedrooms
- Well Maintained Rear Garden
- Driveway and Garage
- Well Presented Throughout

\*\*NO UPWARD CHAIN\*\* Here is a great opportunity to purchase a beautifully presented, modernised, two bedroom, semi-detached bungalow which benefits from no upward chain and is located in this popular and sought after area of Coventry. The property benefits from recent high quality external landscaping projects, including stunning south facing patio and paving on the frontage and side of the bungalow and has recently fitted bi-fold doors and a modern kitchen. In brief this property comprises; hallway, lounge/diner, kitchen, shower room along with bedrooms one and two. Externally there is a block paved driveway to the front aspect as well as a garage to the side of the property and a well maintained garden to the rear. Including central heating and double glazing throughout.

#### **Front Aspect**

Having a block paved driveway with iron gates to the side of the property. The front door is located to the side of the property.

#### **Hallway**

The main entrance to the property having a central heated radiator and doors leading into the Lounge/Diner, Kitchen, Shower Room and Bedrooms one and two. It also has a built in cupboard.

#### **Lounge/Diner**

11'7" x 18'0"

An elegant lounge/diner having coving, a central heated radiator and bi-fold double glazed doors leading out into the rear garden. There is also a door leading through into the hallway.

#### **Kitchen**

8'8" x 9'1"

A modern and delightful kitchen having matching wall and base mounted units with a roll top work surface over as well as a tiled splashback. Including an integrated electric oven and an integrated gas hob with an extractor over. Including a stainless steel sink and drainer with a mixer tap as well as having space for appliances. It also has a central heated radiator, a double glazed window to the side aspect and a double glazed door which leads out into the rear garden.





#### **Bedroom One**

9'10" x 13'6"

Having a built in wardrobe, a central heated radiator and a double glazed bow window to the front aspect.

#### **Shower Room**

A well presented shower room having a walk-in shower with a glass shower screen, a vanity unit hand wash basin and a low level w/c. There is also a central heated towel rail and two double glazed windows to the side aspect.

#### **Bedroom Two**

8'2" x 9'10"

Having a built in wardrobe, a central heated radiator and a double glazed window to the front aspect.

#### **Rear Garden**

A well kept and maintained rear garden with a patio area for seating followed by a laid lawn and planting in the borders with fencing to the boundaries. There is access to the garage via a side door.





#### **Garage**

Having an up and over door with power and lighting.

#### **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.





## Alpine Rise, Coventry





Total Area: 62.3 m<sup>2</sup> ... 671 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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