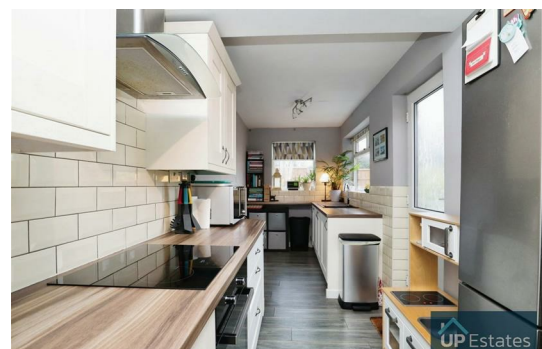




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**4 Bedroom House - Terraced**  
**located on Dane Road, Coventry**  
**£270,000**

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Up Estates are delighted to bring to market this traditional four bedroom mid-terraced house on Dane Road. Conveniently situated this home offers swift access to the city centre and motorway networks. The property is well presented throughout and features double bay fronted windows. The layout comprises of an entrance hallway, a large lounge/diner and kitchen on the ground floor. The first floor encompasses three bedrooms, two of which are large doubles, and a family bathroom whilst the second floor hosts the master bedroom with ensuite. Externally there is a garden to the front of the property and a low maintenance garden to the rear. The property also benefits from gas central heating and double glazing throughout.

#### FRONT APPROACH

Property features a front garden and convenient on-road parking

#### ENTRANCE HALLWAY

A welcoming entrance to the property with traditional features minton tiled flooring and a picture rail. It also has a built in under stair cupboard, a central heated radiator, doors leading to the lounge/diner and kitchen and stairs ascending to the first floor.

#### LOUNGE/DINER

27'5" x 12'4" (inc bay max)

Spacious and stylish lounge showcasing a centrally positioned traditional fireplaced surrounded by comfortable seating and a double glazed window for ample natural lighting and benefits from a central heated radiator. Within the lounge there's a warm and inviting area created for family dining with double glazed sliding doors to the rear offering natural light and access to the garden.

#### KITCHEN

21'9" x 7'1"

Modern kitchen with a coordinated set of cabinets complimented by wood effect roll-top work surfaces. Benefitting from an integrated electric oven and hob accompanied by an extractor fan over and a tiled splashback. The kitchen is equipped with a functional sink and drainer along with a mixer tap and space for appliances. There is also a central heated radiator, double glazed windows to the side aspect and a double glazed door leading to the rear garden.

£270,000

- TRADITIONAL DOUBLE BAY FRONTED
- EXTENDED KITCHEN
- NON OVERLOOKED GARDEN
- ENSUITE AND FAMILY BATHROOM
- FOUR BEDROOMS
- SPACIOUS AND STYLISH LOUNGE/DINER





#### **BEDROOM ONE**

15'7" x 13'11" max

Spacious first bedroom with double glazed windows to the rear aspect, skylight and doors leading to the ensuite.

#### **ENSUITE**

7'8" x 4'10"

Featuring a tiled shower cubicle with a glass enclosure, a wash basin, a low-level WC and double glazed opaque windows

#### **BEDROOM TWO**

14'5" x 10'9" (inc bay max)

Generous second bedroom having a double glazed bay window to the front aspect and a central heated radiator.



#### **BEDROOM THREE**

12'1" x 11'5"

Great sized third bedroom with central heated radiator and a double glazed window to the rear aspect.

#### **BEDROOM FOUR**

7'9" x 6'11"

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





## **BATHROOM**

5'2" x 6'2"

Benefiting from being fully tiled and includes a bath, wash basin, a low-level WC, and a double glazed opaque window allowing natural light and a central heated towel rail.

## **GARDEN**

Low maintenance and sizeable private garden with a paved seating area, gravel pathway and borders with shrubbery. There is fencing along the boundaries and the convenience of having a gated rear access.

## **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.

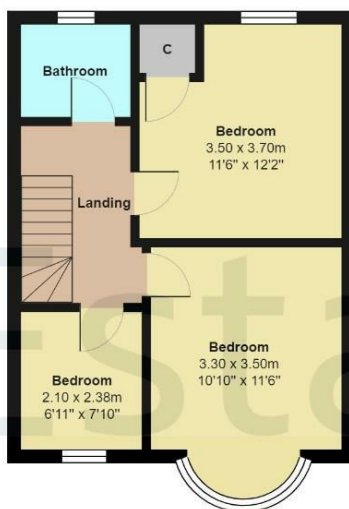
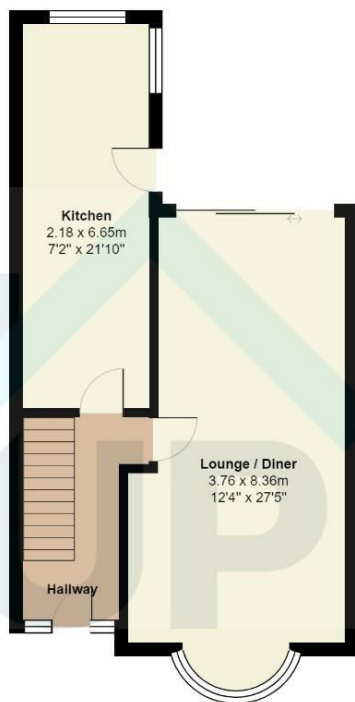






Dane Road, Coventry





Total Area: 115.6 m<sup>2</sup> ... 1244 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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