



4 Bedroom House - Semi-Detached
located on Boar Croft, Coventry
£270,000

UP Estates



4



1



1



D

****VALUE FOR MONEY SEMI DETACHED - OWNED SOLAR PANELS WITH PAYBACK TARIFF - over 1,100 SQft in all - FOUR SPACIOUS BEDROOMS - PRIVATE GARDEN WITH OUTBUILDINGS - DRIVEWAY - SPACIOUS BATHROOM & WC**** Tucked away in a quiet cul de sac is this beautifully presented, deceptively spacious family home. Briefly comprising; driveway, front lawn, entrance hall, WC, family living room, kitchen diner, private rear garden with outbuildings for storage to the ground floor. On the first floor is the impressive, extended bathroom and four good sized bedrooms.

SOLAR PANELS INFORMATION

We have been advised by the owner that this property benefits from owned solar panels with circa 15 year warranty remaining.

A 4kWh system, on a south facing roof, benefiting from higher payback tariffs applicable at time of installation in November 2015. Payments received quarterly, equating to approximately £600 per annum on average, in addition to similar annual savings on electricity bills.

Entrance Hall

Entrance hall with stairs ascending to the first floor, access to an understairs storage cupboard and doors leading to the family living room, W/C and kitchen/diner.

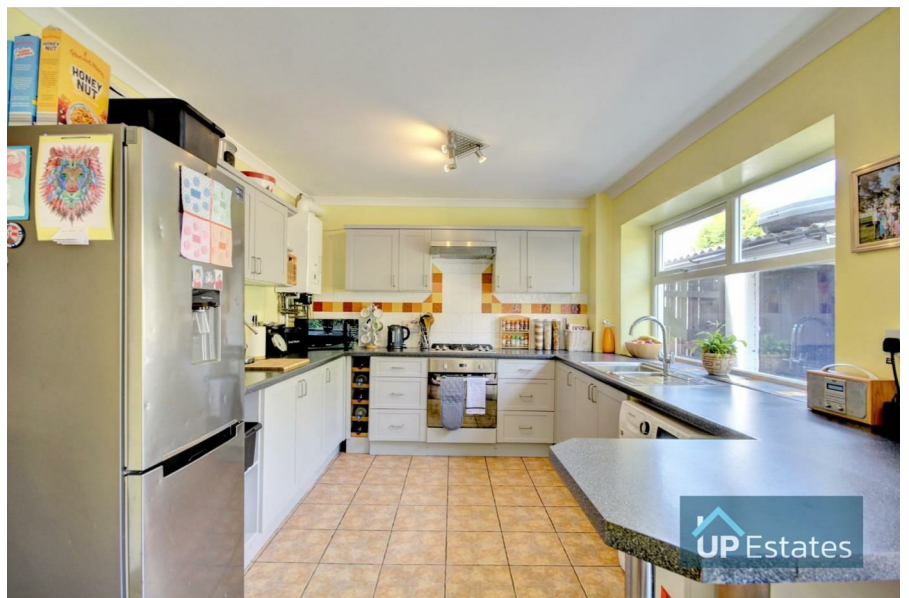
Family Living Room

19'11" x 10'10"

Bright spacious family living room with a feature fireplace, having a central heated radiator and a large double glazed window to the front aspect.

£270,000

- OWNED SOLAR PANELS WITH PAYBACK
- FOUR GOOD SIZED BEDROOMS
- WC & EXTENDED BATHROOM
- PRIVATE GARDEN WITH OUTBUILDINGS
- DRIVEWAY
- QUIET CUL DE SAC LOCATION
- Over 1,100 sq ft in all





Kitchen/Diner

19'11" x 9'10"

Stylish kitchen/diner, including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, breakfast bar/area towards the end of the work surfaces, integrated oven, gas hob, extractor fan and space and plumbing for additional appliances. Also having space for a fridge/freezer, double glazed window, a central heated radiator and a dining area outlook to the patio doors to the rear of the property allowing plentiful natural light.

WC

Benefiting from a modern low level w/c, wash hand basin, central heated radiator and a opaque double glazed window.

Landing

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

Bedroom One

11'1" x 10'7"

Double bedroom having a central heated radiator and a double glazed window to the rear aspect of the property.





Bedroom Two

10'6" x 14'1"

Good sized bedroom having a central heated radiator and a double glazed window to the front aspect of the property.

Bathroom

6'3" x 9'10"

Modern stunning bathroom being fully tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

Bedroom Three

8'11" x 10'10"

Double bedroom having a central heated radiator and a double glazed window to the front aspect of the property.

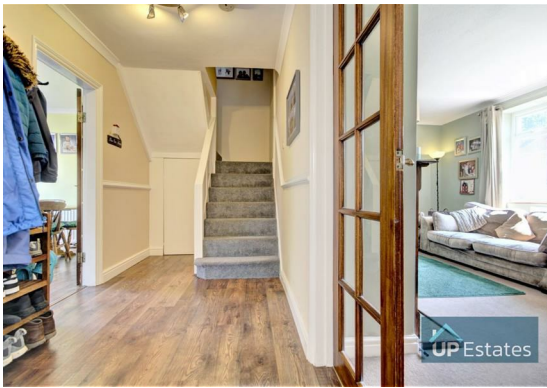
Bedroom Four

8'5" x 10'7"

Good sized bedroom having a central heated radiator and a double glazed window to the rear aspect of the property.

Rear Garden

A private rear garden with wooden decking followed by a lawn with fencing along the boundaries, having a brick outbuilding and store.



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 understand the property is wimpey no fines construction type, which should be considered when applying with a potential lender.

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.





Boar Croft, Coventry





Total Area: 107.3 m² ... 1154 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates