



2 Bedroom House - Terraced
located on Lower Road, Coventry
£240,000

 **UP Estates**



****NO CHAIN - GARDEN ROOM WITH POWER/ELECTRIC - PICTURESQUE WOODLAND VIEWS - EXTENDED KITCHEN DINER - TWO BEDROOMS PLUS MEZZANINE - BOILER CIRCA 2 YEARS OLD**** This deceptively spacious two bedroom cottage is now available to purchase with no forward chain! Boasting characterful features throughout including wooden beams, doors and exposed brick. Viewing is essential to appreciate this charming home which very briefly comprises; front garden, entrance hall, open plan lounge diner, extended kitchen diner with double doors opening to the picturesque private garden boasting garden room with power/electric all to the ground floor. On the first floor off of the landing is the family bathroom, bedroom one includes integrated wardrobe storage and a fantastic balustrade mezzanine. Bedroom two boasts exposed oak wooden beams and overlooks the beautiful wooded area to the rear. Both bedrooms have vaulted ceilings. This property benefits from a combination boiler circa two years old and double glazing throughout.

LOCATION

Barnacle is a charming village within the parishes of Bulkington and Shilton. Bulkington is only a short drive away which offers good local village amenities including shops, hairdressers, dental surgery, doctors and schools. Shilton Arms pub is within walking distance. The University Hospital is within close proximity & Coventry city centre is just over 7 miles away providing a wider range of facilities and amenities. The village is well placed for a number of leisure activities including Ansty golf club, Coombe abbey park, the Ricoh Arena and NEC. It is also well positioned for those looking to commute, being just three miles from the junctions of the M6, M69, and A46. Furthermore, numerous large supermarkets can be reached within 3 miles.

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

£240,000

- NO FORWARD CHAIN
- STUNNING WOODLAND VIEWS
- GARDEN ROOM WITH POWER/ELECTRIC
- EXTENDED KITCHEN DINER
- TWO BEDROOMS (ONE WITH MEZZANINE)
- PRIVATE MATURE GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNCIL TAX BAND A





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.





Lower Road, Coventry





Total Area: 65.5 m² ... 705 ft² (excluding garden room with power / electric)

All measurements are approximate and for display purposes only

CONTACT

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