



3 Bedroom House - Terraced
located on George Street, Coventry
£160,000

UP Estates



£160,000

- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- PERFECT RENNOVATION PROJECT
- FAMILY BATHROOM
- LOW MAINTENANCE GARDEN
- OUTSIDE STORAGE
- SPACIOUS LIVING ROOM AND DINING ROOM

NO UPWARD CHAIN - THREE DOUBLE BEDROOMS – PERFECT RENOVATION PROPERTY – SPACIOUS LIVING ROOM AND DINING ROOM – GREAT TRANSPORT LINKS

Set in the heart of the well-connected semi-rural village of Gun Hill, this generously proportioned three-bedroom mid-terrace home offers a fantastic opportunity for those looking to put their own stamp on a property. With excellent bones and scope for modernisation, it's a perfect renovation project for investors, developers, or homebuyers seeking value and potential. Offered with no upward chain.

The ground floor features a spacious living room and a separate dining room, offering flexible living and entertaining spaces. The kitchen leads out to a low-maintenance rear garden, complete with handy outside storage. Upstairs, the property boasts three double bedrooms—a rare find for a home of this type—along with the potential to reconfigure or upgrade the existing layout.

Gun Hill is a peaceful and well-established village within the Parish of Arley, just a short drive from Coventry, Nuneaton, and Bedworth. Surrounded by greenbelt countryside, the area is perfect for those who enjoy a quieter lifestyle without being far from local amenities. Nearby attractions include Arley Woodlands, Ensors Pool Nature Reserve, and Coventry Canal Walks, while excellent transport links via the A444 and M6 make commuting easy.

With bags of potential and a desirable village location, this home is not to be missed.

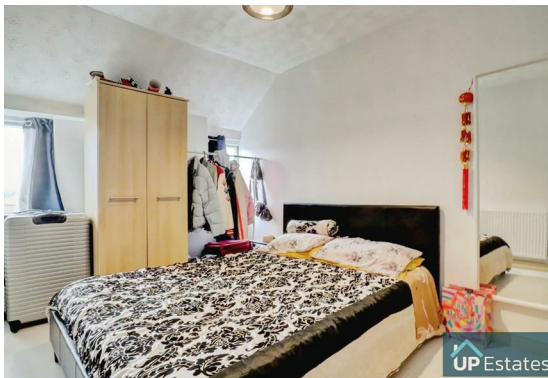
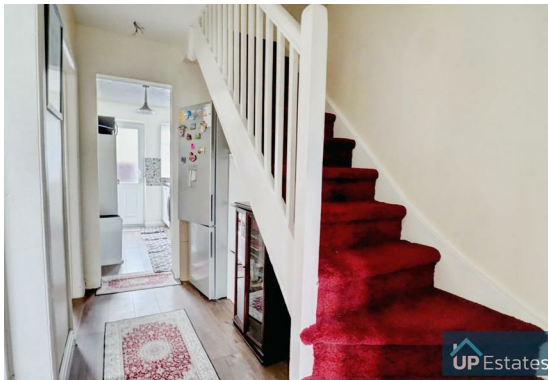
IMPORTANT NOTE TO PURCHASERS

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

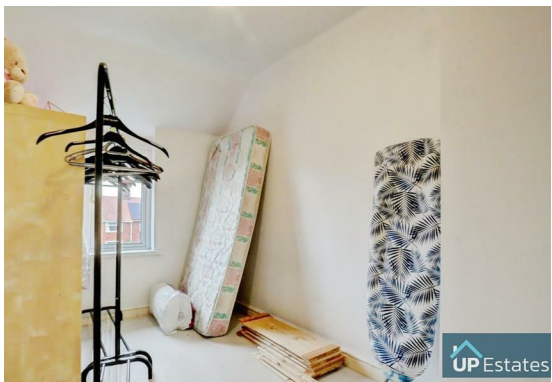
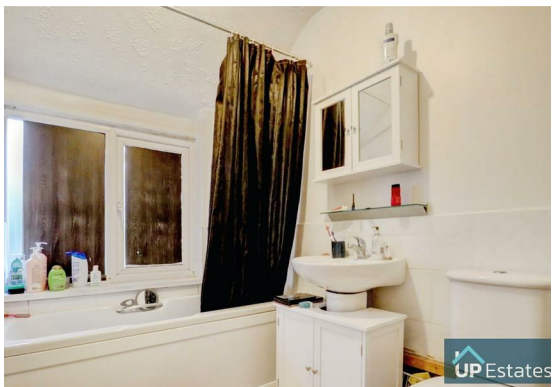




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

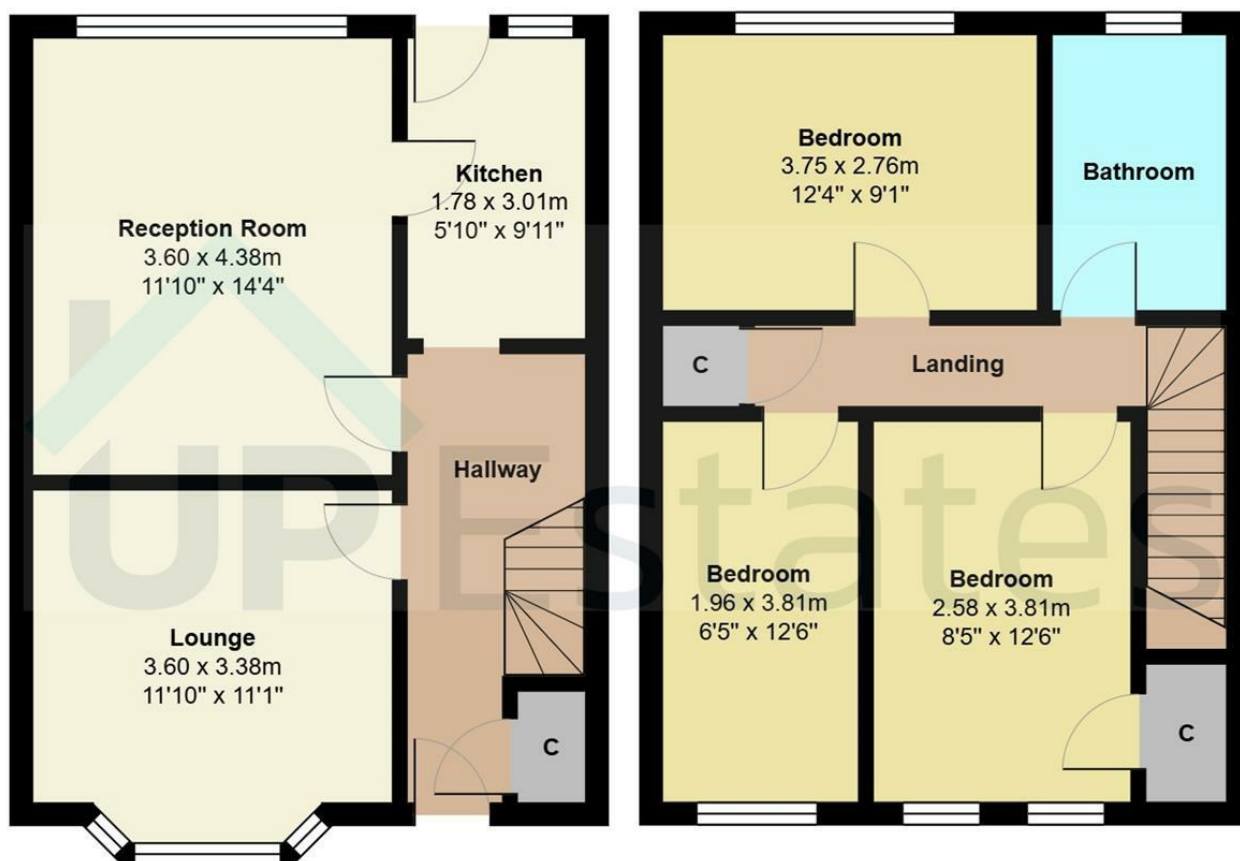
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





George Street, Gun Hill, Coventry





Total Area: 86.7 m² ... 934 ft²

All measurements are approximate and for display purposes only

CONTACT

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