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# For Sale

**Tel: 024 7635 7645**



**Offers In Excess Of  
£250,000**

**Upper Eastern Green Lane, Coventry**



**E-mail:** [sales@keyestateagents.com](mailto:sales@keyestateagents.com)

**KEY ESTATE AGENTS**

**Website:** [www.keyestateagents.com](http://www.keyestateagents.com)

**OPEN HOUSE SATURDAY 22nd NOVEMBER 12NOON.**

Here is an excellent opportunity to acquire a traditional freehold semi-detached residence, pleasantly situated within the highly regarded and sought after residential vicinity of Eastern Green.

Occupying a good size plot the property would benefit from general degree of updating and modernisation however affords first class potential.

The property is offered for sale with No Upward chain and vacant possession, having the benefit of gas central heating and UPVC double glazed windows the accommodation briefly comprises –

Storm porch allowing access into an Entrance Hallway having stairs off to the first floor, lounge having a walk-in Bay window, separate dining room with French doors to the garden.

Extended kitchen, to the first floor there is a landing, three bedrooms and bathroom.

Outside there is a driveway providing parking for two vehicles, the rear garden is a good size and not directly overlooked and having a detached garage.

**ENTRANCE HALLWAY 13'10 x 5'8 (4.22m x 1.73m)**

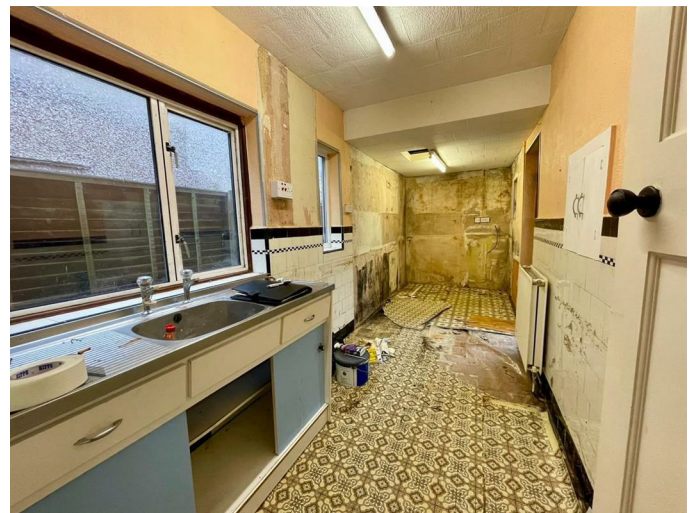
**LOUNGE 10'4 x 10'4 (3.15m x 3.15m)**



**DINING ROOM 10'4 x 12'4 (3.15m x 3.76m)**



**KITCHEN 18'0 x 5'8 (5.49m x 1.73m)**



**BEDROOM 1 12'3 x 10'8 (3.73m x 3.25m)**

**BEDROOM 2 10'8 x 12'4 (3.25m x 3.76m)**

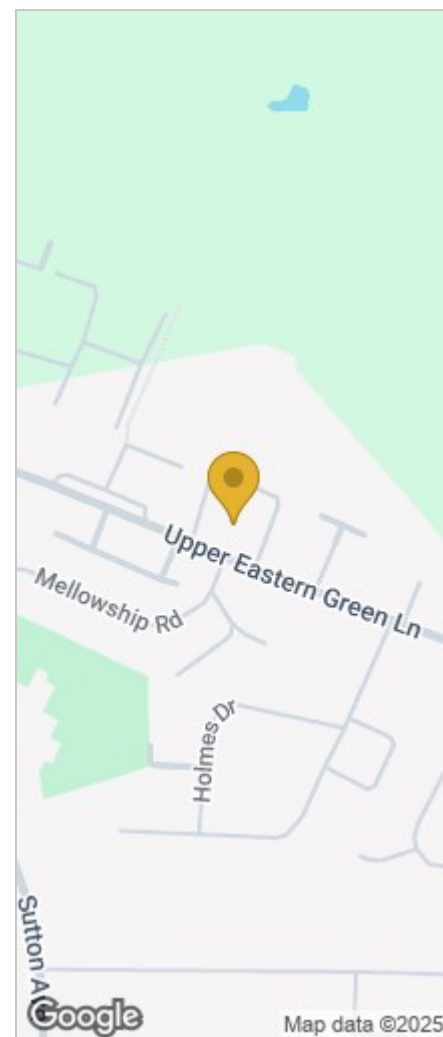


**BEDROOM 3 6'4 x 5'5 (1.93m x 1.65m )**

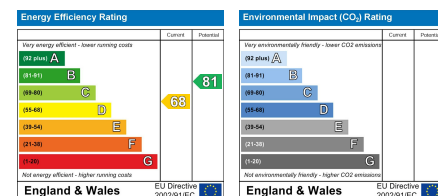
## Floor Plan



## Area Map



## Energy Efficiency Graph



## HAVE YOU GOT A PROPERTY TO SELL OR LET?

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**KEY Estate Agents**

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These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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