

**3 Bedroom House - End Terrace**  
**located on Glencoe Road, Coventry**  
**£230,000**

**UP Estates**



**\*\*NO CHAIN - BEAUTIFULLY PRESENTED THREE BEDROOM, HALLS TOGETHER END TERRACE FAMILY HOME - SPACIOUS GARDEN - DRIVEWAY & GARAGE\*\*** This is a fantastic opportunity to purchase a deceptively spacious three bedroom halls together family home on the popular Glencoe Road, surrounded by amenities and schools. This property very briefly comprises; driveway, entrance hall, living room flowing through to dining area, kitchen breakfast room and large spacious garden with garage to the rear aspect. On the first floor off of the landing are three bedrooms and the family bathroom. This property benefits from NO FORWARD CHAIN!

#### **ENTRANCE HALL**

With stairs ascending to the first floor and doors leading to accommodation.

#### **LIVING ROOM**

11'1" x 12'3"

Having feature fireplace, central heated radiator and double glazed bay window.

#### **DINING AREA**

10'2" x 12'7"

Flowing through from the living room, with doors to the rear aspect and a central heated radiator.

#### **KITCHEN BREAKFAST ROOM**

5'11" x 17'5"

Boasting a matching range of wall and base mounted units with work surfaces over, integrated gas hob, oven, extractor, inset sink with drainer and mixer tap, breakfast bar, double glazed window and door to the garden, with space and plumbing for further appliances.

#### **UTILITY STORE**

4'0" x 5'8"

With power/electric & space/plumbing for appliances.

£230,000

- NO CHAIN
- SPACIOUS PRIVATE GARDEN
- DRIVEWAY & GARAGE
- THREE BEDROOMS
- MODERN KITCHEN BREAKFAST ROOM
- LOUNGE DINER





**REAR ASPECT**

A large private garden initially paved followed by lawn with fenced boundary, gated rear access and access into the garage.

**LANDING**

With doors leading to accommodation.

**BEDROOM ONE**

10'5" x 12'5"

A double bedroom with double glazed bay window and central heated radiator.

**BEDROOM TWO**

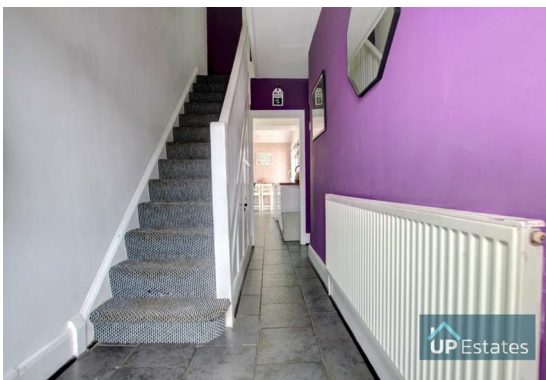
10'5" x 12'4"

A double bedroom with double glazed bay window and central heated radiator.

**BEDROOM THREE**

6'0" x 7'4"

A good sized single bedroom with double glazed window and central heated radiator.





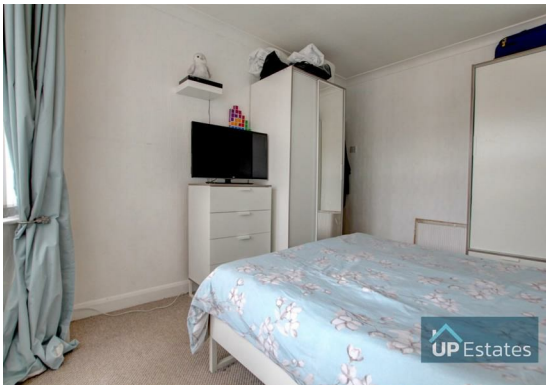
### **BATHROOM**

6'0" x 5'2"

Being tiled throughout, having walk in shower cubicle, low level WC, hand wash basin, central heated towel rail and opaque double glazed window.

### **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 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.

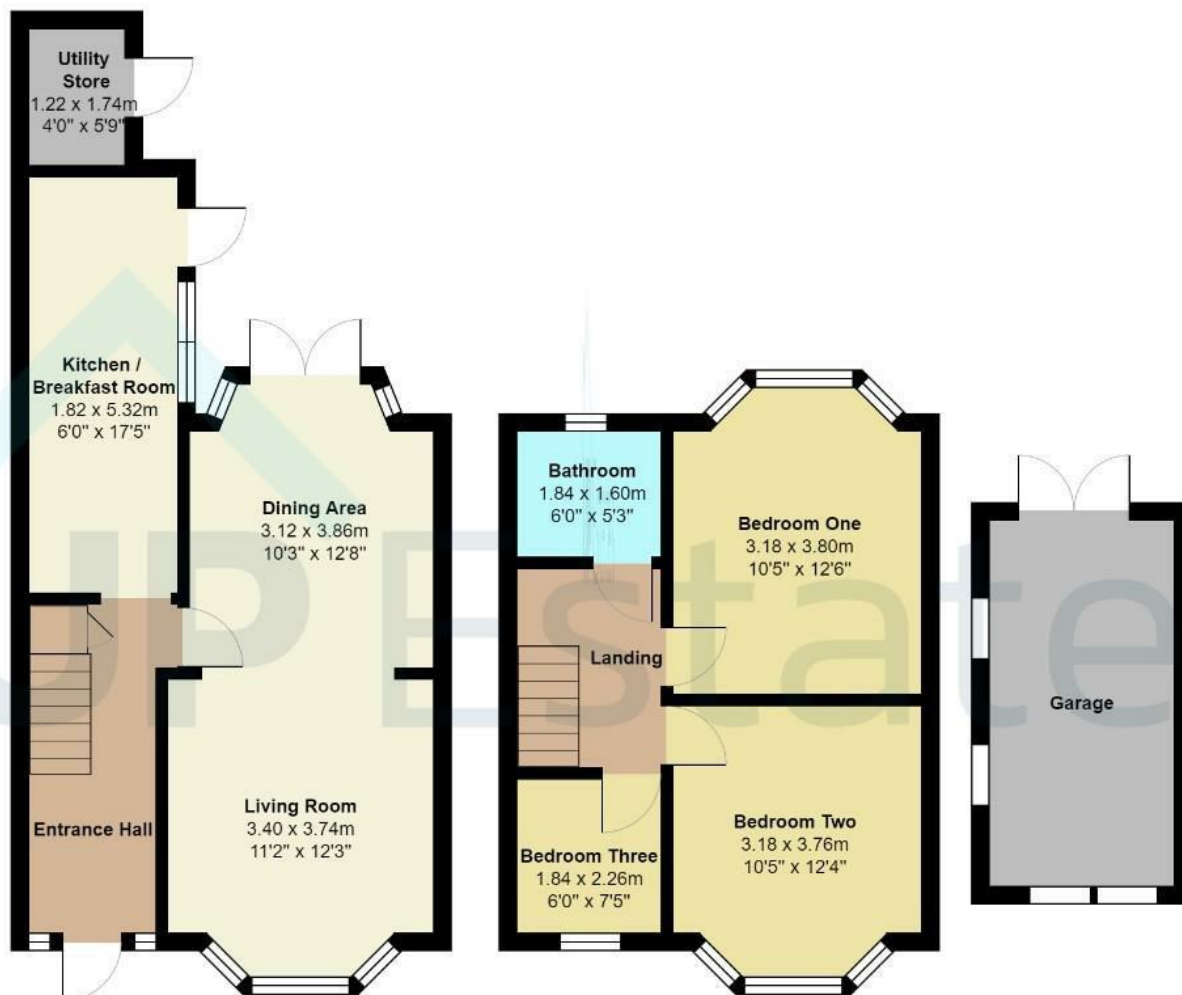
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Glencoe Road, Coventry





Total Area: 79.2 m<sup>2</sup> ... 852 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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