



4 Bedroom House - Townhouse
located on Elizabeth Way, Coventry
£269,000





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****NO CHAIN - GARAGE & PARKING - FOUR BEDROOMS - TWO BATHROOMS & WC - OVERLOOKING GREEN - SOUTH EAST FACING GARDEN**** This is a fantastic opportunity to purchase a spacious four bedroom family home on a popular estate close to the University Hospital & a wide range of amenities! The property itself briefly comprises; entrance hall, living room, kitchen diner, utility, WC, south east facing garden leading to the garage and gated allocated parking all to the ground floor. On the first floor there are two double bedrooms, one boasting ensuite, followed by two further bedrooms and the family bathroom on the second floor. This home benefits from no forward chain!

This lovely home has no much to offer and very briefly comprises; a welcoming hallway through to the kitchen dining room with French doors to the garden, also benefits from having a separate utility and cloakroom and a further dining room or sitting area.

The first floor, with an en-suite double bedroom as well as a further bedroom (once the first floor sitting room overlooking the green) is complimented by two further doubles and a family bathroom situated on the floor above.

The rear gardens are South East facing and the front of the property, an ideal situation for families, is pedestrianized with direct access to the park opposite.

A garage, situated below a coach house to the side of the property is also included in the sale and the parking to the rear is also gated.

THE LOCATION

Situated within a modern development in Walsgrave on Sowe to the North East of the city centre, this ideal location sits within easy access of local amenities, The University Hospital and the M6.

Overlooking generous green parkland, ideal for dog walking and recreation the location is an ideal one for families and professionals alike.

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.

£269,000

- NO CHAIN
- GARAGE & GATED PARKING
- TWO BATHROOMS, UTILITY & WC
- FOUR DOUBLE BEDROOMS
- POPULAR LOCATION NEAR UNIVERSITY HOSPITAL
- OVERLOOKING GREEN SPACE
- SOUTH EAST FACING GARDEN
- WELL PRESENTED THROUGHOUT





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.

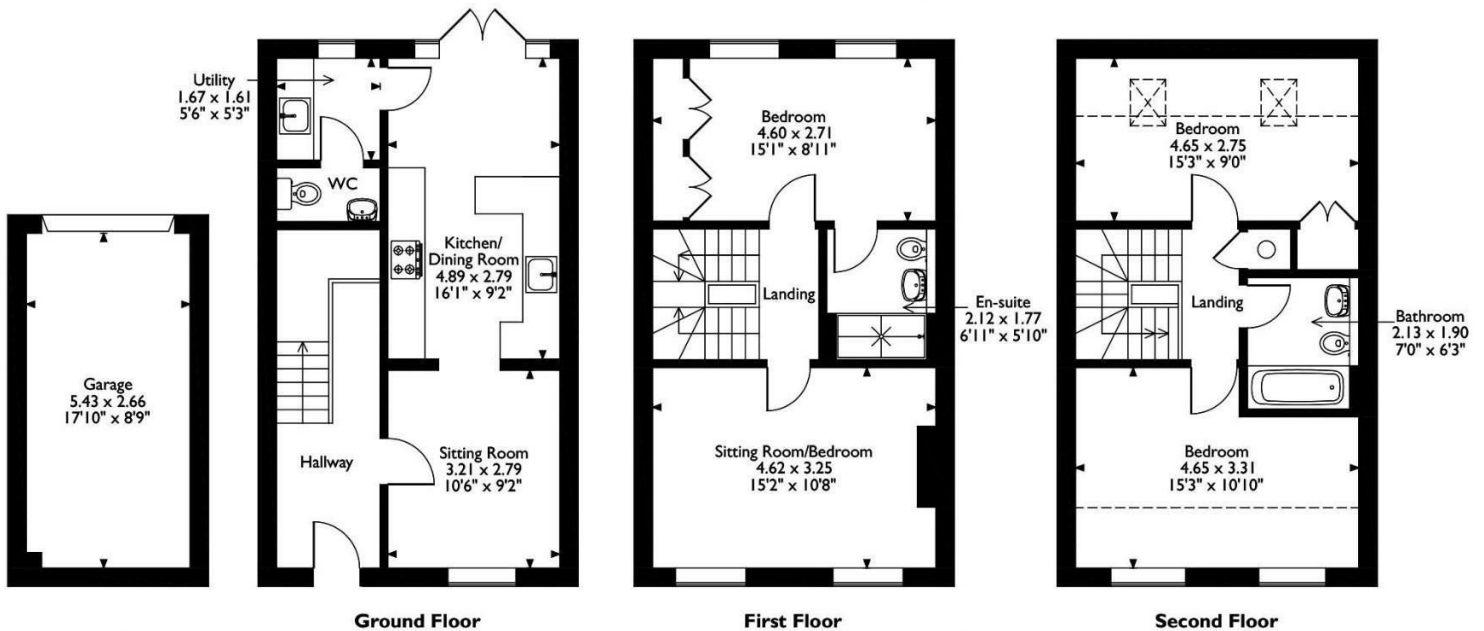




Elizabeth Way, Coventry



Elizabeth Way, Coventry, West Midlands
 Approximate Gross Internal Area
 Main House = 105 Sq M/1130 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 119 Sq M/1281 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

CONTACT

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