



3 Bedroom House - End Terrace
located on Lodge Road, Coventry
£210,000

UP Estates



****NO UPWARD CHAIN**** Up Estates are pleased to market this **END TERRACE PROPERTY** with Three Double Bedrooms which is being sold with the benefit of no upward chain which is located on this quiet street within Stoke Green. In brief the property comprises; Hallway, Lounge, Kitchen/ Diner and Conservatory to the ground floor. To the first floor there are Three Double Bedrooms and a Family Bathroom.

FRONT ASPECT

With a multi-car driveway and paved walkway to the entrance of the house and a gate into the rear garden.

HALL

With stairs ascending to the first floor and door leading to the Lounge.

LOUNGE

14'6" x 12'5"

Having a central heated radiator and a double glazed window with door leading to the Kitchen/Diner.

KITCHEN/DINER

17'5" x 7'10"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated hob and oven with doors leading to the Conservatory and Lounge.

CONSERVATORY

17'5" x 9'2"

Having double glazed windows and French doors opening to the rear garden.

LANDING

With stairs rising from the ground floor and doors leading to the bedrooms and family bathroom.

£210,000

- NO UPWARD CHAIN
- END TERRACE PROPERTY
- THREE DOUBLE BEDROOMS
- KITCHEN/ DINER
- CONSERVATORY
- DRIVEWAY





BEDROOM ONE

9'10" x 10'0"

Having a central heated radiator and double glazed window to the front aspect.

BEDROOM TWO

8'10" x 10'9"

Having a central heated radiator and double glazed window to the rear aspect.

BEDROOM THREE

8'11" x 7'10"

Having a central heated radiator and double glazed window to the rear aspect.



BATHROOM

Being fully tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin and a double glazed opaque window.

GARDEN

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.



PROPERTY INFORMATION SUMMARY

Council Tax Band: A

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 937.00 sqft

Heating System: Gas Central Heating

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.

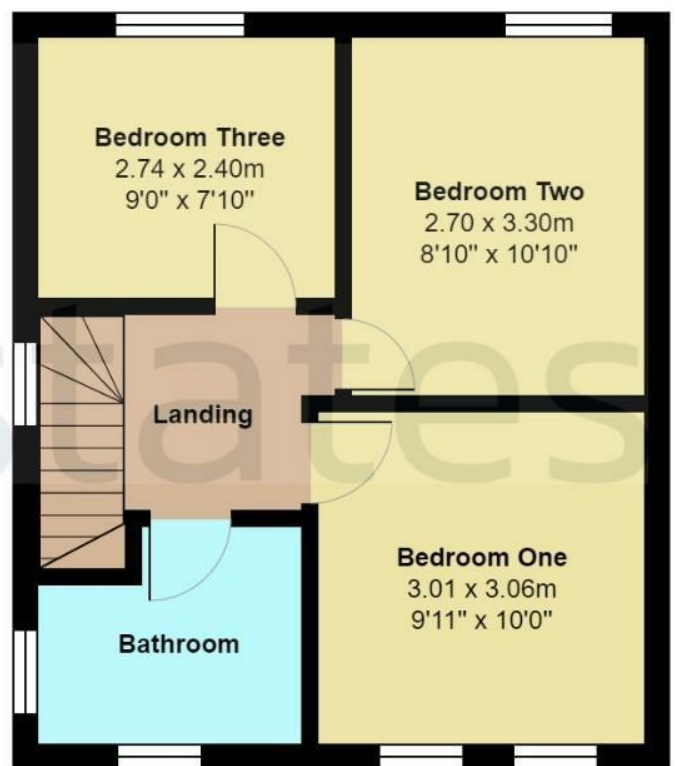
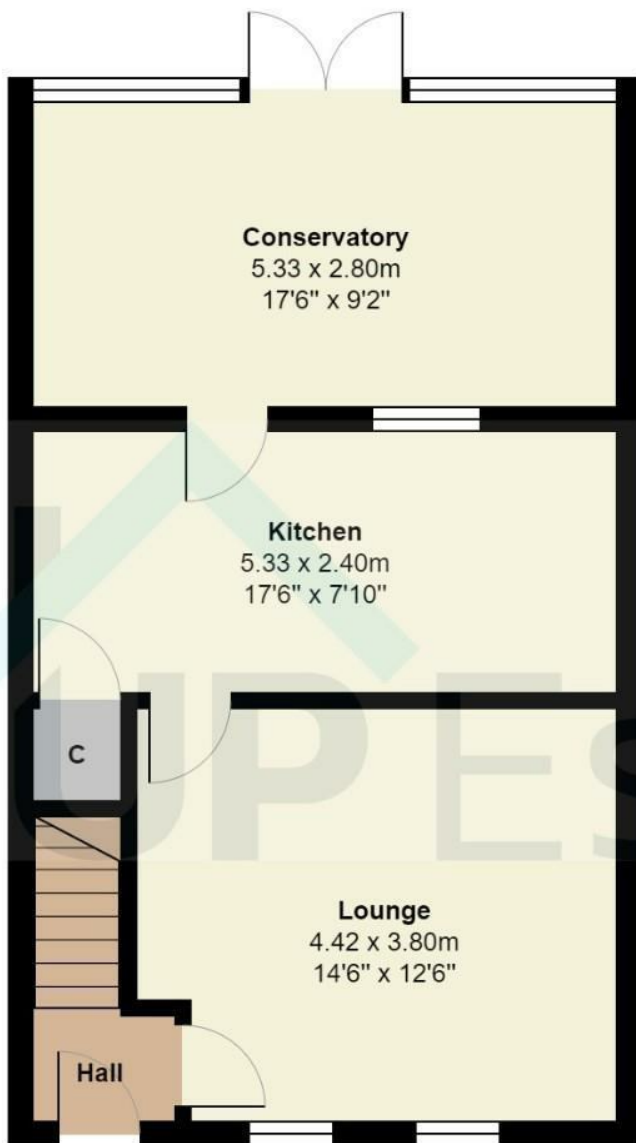
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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



Lodge Road, Coventry





Total Area: 87.1 m² ... 937 ft²
All measurements are approximate and for display purposes only

CONTACT

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