



3 Bedroom House - Semi-Detached
located on Lapworth Road,
Coventry
Offers Over £210,000

UP Estates



****THREE BEDROOM SEMI-DETACHED FAMILY HOME - WC & BATHROOM - GOOD SIZED GAEDEN - DRIVEWAY - POPULAR LOCATION**** Here is a great opportunity to purchase a very well-presented, three bedroom, semi-detached property located in Coventry nearby to University Hospital and other local amenities. Built in 2017 and has an NHBC warranty remaining. Benefitting from off road parking, a downstairs W/C as well as a family bathroom, and a good sized rear garden. In brief, the property comprises; hall, W/C, kitchen/diner and lounge to the ground floor. On the first floor there are three bedrooms and a family bathroom. Externally there is the rear garden and a driveway to the side aspect for parking. Call now to view!

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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

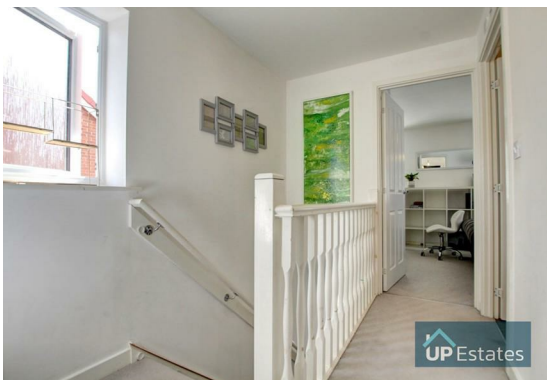
Offers Over £210,000

- THREE BEDROOM SEMI-DETACHED HOME
- WC & FAMILY BATHROOM
- KITCHEN/DINER
- GARDEN WITH STORAGE SHED
- NHBC WARRANTY REMAINING
- EPC & COUNCIL TAX BANDS B





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

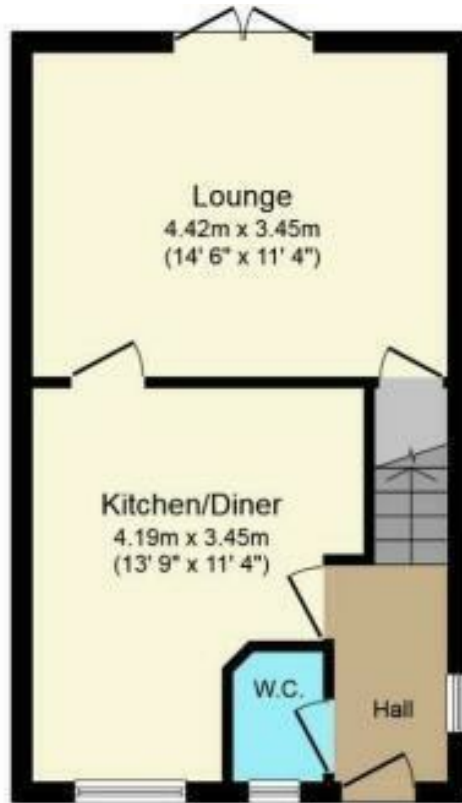




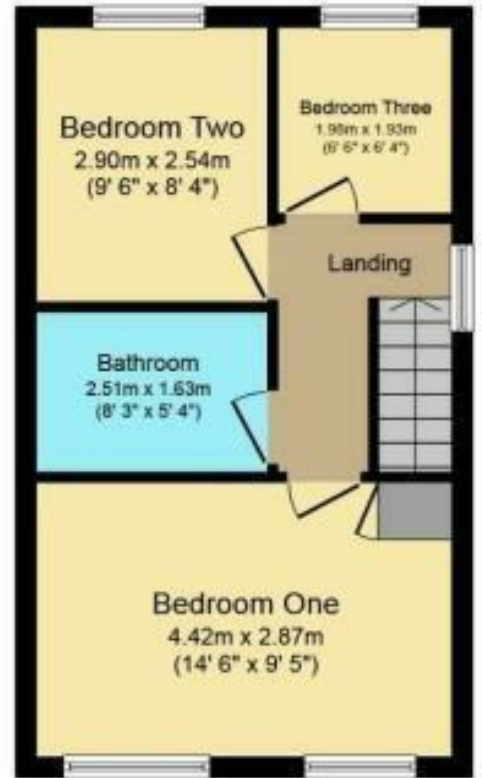


Lapworth Road, Coventry





Ground Floor



First Floor

Total floor area 68.5 sq.m. (737 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk
 T: 024 7771 0780

