

**4 Bedroom House - Terraced**  
**located on Sadler Road, Coventry**  
**Offers Over £275,000**

**UP Estates**



4



2



2



C

**\*\*EXTENDED, FOUR BEDROOM, TWO BATHROOM FAMILY HOME - DRIVEWAY & GARAGE - WELL PRESENTED THROUGHOUT - POPULAR LOCATION\*\*** This heavily extended family home is now available for purchase and very briefly comprises; entrance hall, living room, extended kitchen with dining area, private garden and garage all to the ground floor. On the first floor off of the landing boasts three bedrooms and the family bathroom. Stairs ascend to the second floor which includes ensuite shower room and a further large double bedroom. This property also benefits from a two car driveway, & fully equipped kitchen including; oven, grill, dishwasher, washing machine, fridge freezer, hob and extractor - Call now to view!

#### LOCATION

Linking Radford Road to Halford Lane, Sadler Road sits within catchment of three primary schools and also Cardinal Newman and President Kennedy Secondary schools. Ideally situated for access into the city but also within close proximity of local amenities the location sits just over two miles from the centre of Coventry itself. Local bus services can be found on Links Road and Wallace Road.

Located to the North West of the city, access to the local countryside off Tamworth Road and Bennetts Road can be reached within a matter of ten minutes or so and Coundon Hall Park is only a mile from Sadler Road.

#### PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 1264.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2023

#### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification

Offers Over  
£275,000

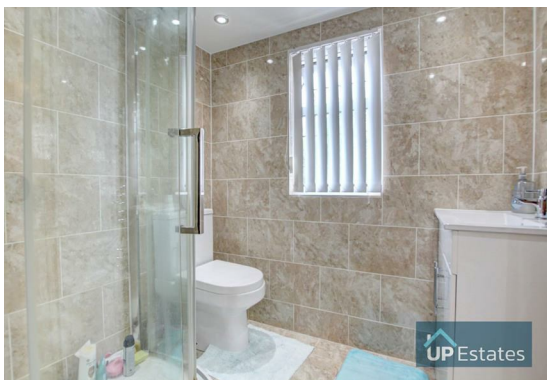
- EXTENDED KITCHEN DINER & LOFT CONVERSION
- TWO BATHROOMS
- DRIVEWAY & GARAGE
- WELL PRESENTED THROUGHOUT
- POPULAR LOCATION NEAR AMENITIES
- COUNCIL TAX BAND B





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.

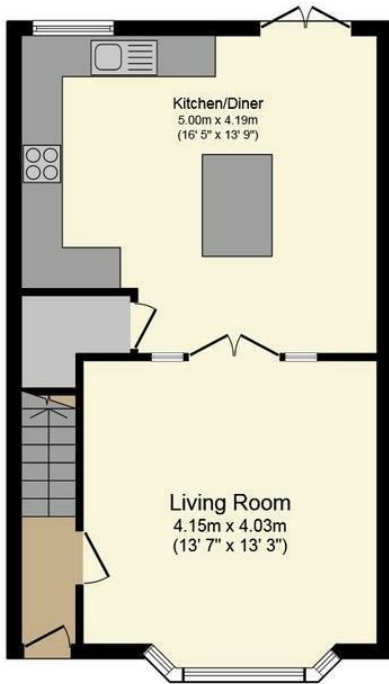
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





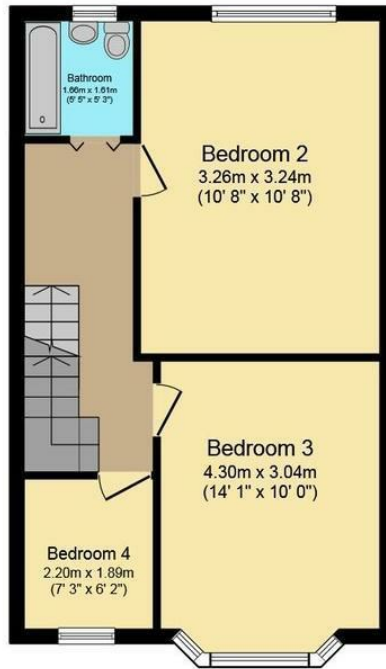
Sadler Road, Coventry





### Ground Floor

Floor area 47.1 sq.m. (507 sq.ft.) approx



### First Floor

Floor area 47.0 sq.m. (506 sq.ft.) approx



### Second Floor

Floor area 23.3 sq.m. (251 sq.ft.) approx

Total floor area 117.4 sq.m. (1,264 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### CONTACT

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