



3 Bedroom House - Semi-Detached
located on Recreation Road,
Coventry
£230,000

**UP Estates**



****TWO/THREE BEDROOMS - PRIVATE FRONT & REAR GARDENS - BEAUTIFULLY PRESENTED THROUGHOUT - MULTI-CAR DRIVEWAY**** Tucked away in a quiet cul de sac is this beautifully presented, semi-detached cottage style home. Briefly comprising; front garden, door into open plan lounge diner flowing through to kitchen, a door leading into a further versatile reception room which could be utilised as a third bedroom (currently office/study), the family bathroom and private rear garden with gated side access backing onto park all to the ground floor. On the first floor off of the landing are two double bedrooms. This bright and spacious property has double glazed windows throughout, benefits from a new boiler circa 1 year old and boasts integrated appliances including; oven, hob, extractor and inset sink. Call now to secure a viewing!

LOCATION

Longford is just minutes to the A444 and junction 3 of the M6 motorway: it's perfectly placed for commuting. With everything you need close by for family and professional living, including the award winning Arena and Shopping Park area with a good range of High Street stores and multipurpose complex. Longford Nature Park is just on the doorstep for those that like being outdoors with open countryside.

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

£230,000

- TWO/THREE BEDROOMS
- PRIVATE FRONT AND REAR GARDENS
- PARKING FOR FOUR VEHICLES
- BOILER CIRCA 1 YEAR OLD
- OPEN PLAN LIVING KITCHEN DINER
- QUIET CUL DE SAC LOCATION
- COUNCIL TAX BAND A
- CALL NOW TO VIEW!





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.







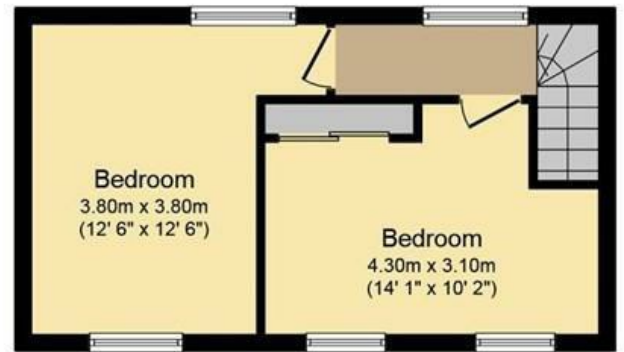
Recreation Road, Coventry





Ground Floor

Floor area 60.0 sq. m. (646 sq. ft.) approx



First Floor

Floor area 29.0 sq. m. (312 sq. ft.) approx

Total floor area 89.0 sq. m. (958 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

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