



**3 Bedroom House - Detached**  
**located on Flockton Gardens,**  
**Coventry**  
**£300,000**

**UP Estates**





**\*\*CORNER PLOT OVERLOOKING PARK! - GARAGE & TWO CAR DRIVEWAY - PRIVATE GARDEN - WC, UTILITY, ENSUITE & BATHROOM - THREE GOOD SIZED BEDROOMS\*\*** This beautifully presented, detached family home is now available for purchase, exceptionally positioned on a corner plot overlooking green space this is the ideal family home! Call now to secure a viewing, this property very briefly comprises; wrap around front garden, entrance hall, kitchen diner, utility, WC, living room, private rear garden and access to the garage and two car driveway to the ground floor. On the first floor are three good sized bedrooms, bedroom one boasting dressing area and ensuite, followed by the family bathroom.

#### **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.

£300,000

- BEAUTIFUL PARK VIEWS!
- CORNER PLOT
- DETACHED FAMILY HOME
- WC, UTILITY, ENSUITE & BATHROOM
- GARAGE & DRIVEWAY
- COUNCIL TAX BAND C





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









Flockton Gardens, Coventry





Total Area: 95.2 m<sup>2</sup> ... 1025 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

## CONTACT

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