

**3 Bedroom House - Terraced**  
**located on Longfellow Road,**  
**Coventry**  
**£260,000**

**UP Estates**



**\*\*THREE BATHROOM, THREE RECEPTION ROOM, THREE BEDROOM FAMILY HOME - DRIVEWAY & PRIVATE SOUTH FACING GARDEN - SURROUNDED BY AMENITIES\*\*** This is a rare opportunity to purchase a deceptively spacious, family home on Longfellow Road, Poets Corner which is well served by excellent local shops, highly regarded schools and allows good access to University Hospital, Jaguar Landrover and the motorway network. The property itself briefly comprises; multi-car driveway, entrance hall, living room, playroom/study, WC/shower room, kitchen flowing around to the sun room allowing access to the south facing spacious garden all to the ground floor. To the first floor off of the landing are three bedrooms, bedroom one boasting ensuite shower room, followed by the family bathroom. **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.

£260,000

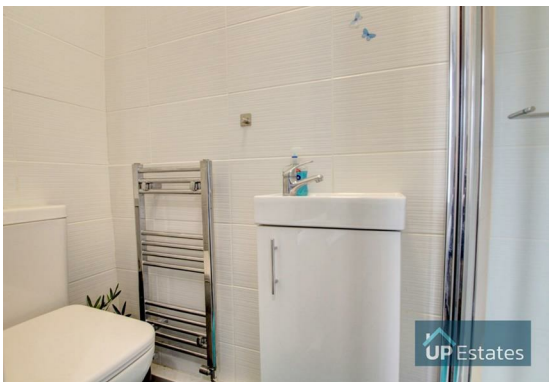
- MUCH IMPROVED FAMILY HOME
- THREE BATHROOMS, THREE BEDROOMS
- SOUTH FACING PRIVATE GARDEN
- POPULAR LOCATION SURROUNDED BY AMENITIES
- MULTI-CAR DRIVEWAY
- EPC RATING C
- COUNCIL TAX BAND B
- BEAUTIFULLY PRESENTED THROUGHOUT!





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

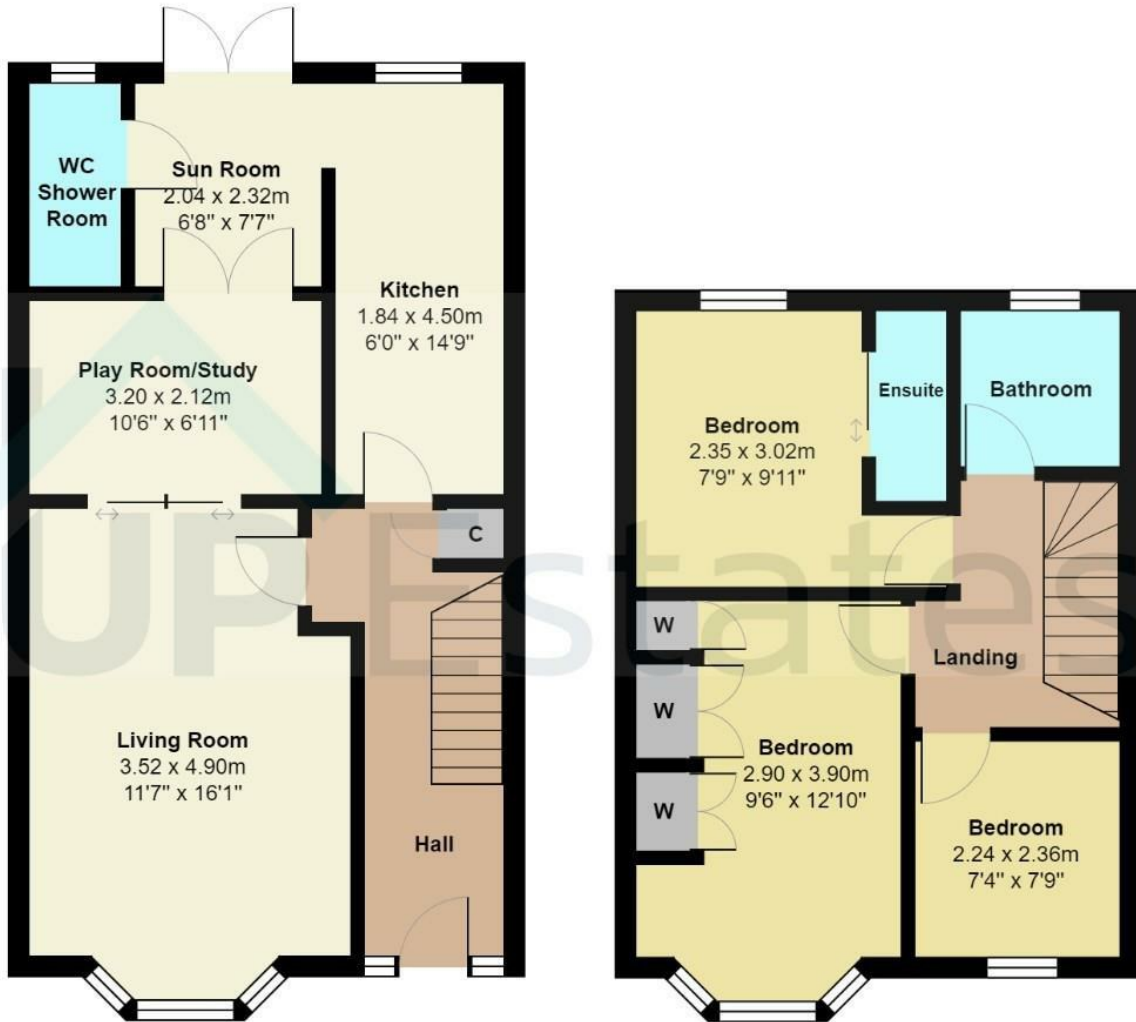






Longfellow Road, Coventry





Total Area: 88.7 m<sup>2</sup> ... 955 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

**CONTACT**

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

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

