



**3 Bedroom House - End Terrace**  
**located on Telfer Road, Coventry**  
**£210,000**

**UP Estates**



**\*\*NO CHAIN - THREE/FOUR BEDROOMS - WC & BATHROOM - DETACHED GARAGE & DRIVEWAY\*\*** This is a fantastic opportunity to purchase a three/four bedroom property on the popular Telfer Road with no forward chain. Briefly comprising; driveway, entrance hall, family living room flowing through to the kitchen diner, separate playroom/potential fourth bedroom, WC, private rear garden and detached garage all just to the ground floor! On the first floor are three bedrooms and the family bathroom.

#### **FRONT ASPECT**

Situated a stones throw away from Jubilee Crescent which houses a wide range of amenities in this lovely end terrace extended home with driveway & side access to the garden and garage.

#### **ENTRANCE HALL**

With stairs ascending to the first floor and door leading to the family living room.

#### **FAMILY LIVING ROOM**

13'5" x 12'6"

A bright and spacious living room with double glazed bay window, under stairs storage cupboard and gas central heated radiator.

#### **PLAYROOM / BEDROOM FOUR**

9'6" x 9'11"

A versatile room with double glazed window and door to WC.

#### **WC**

Benefiting from a low level w/c & wash hand basin on top.

£210,000

- NO CHAIN
- THREE/FOUR BEDROOMS
- TWO RECEPTION ROOMS
- WC & BATHROOM
- DETACHED GARAGE & DRIVEWAY
- PRIVATE GARDEN





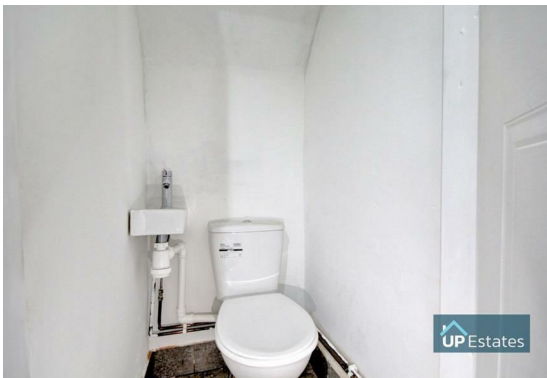
#### **KITCHEN DINER**

15'3" x 10'2"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated oven, grill, gas hob, extractor and space for appliances and dining furnishings. There is also a double glazed window, central heated radiator and patio doors to the rear aspect.

#### **REAR ASPECT**

A private rear garden paved throughout with fenced boundary, secure gated side access and door into the detached garage.



#### **BEDROOM ONE**

9'1" x 12'5"

A double bedroom with gas central heated radiator and double glazed window.

#### **BEDROOM TWO**

9'1" x 9'8"

A double bedroom with integrated wardrobe, gas central heated radiator and double glazed window.



### **BEDROOM THREE**

6'2" x 9'0"

A single bedroom with gas central heated radiator and double glazed window.

### **BATHROOM**

5'7" x 6'0"

Benefiting from a splashback shower cubicle, low level W/C, wall mounted wash basin and double glazed opaque window.

### **GARAGE**

21'0" x 8'2"

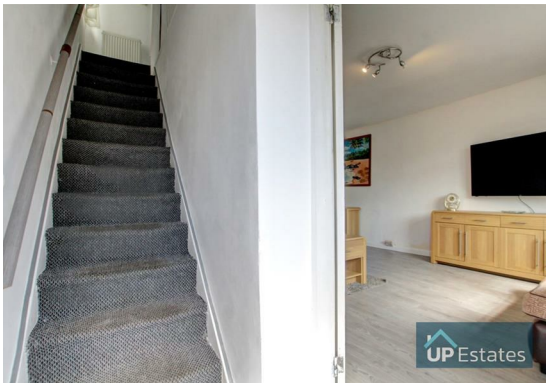
With up and over door and door into garden.



### **DISCLAIMER**

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.

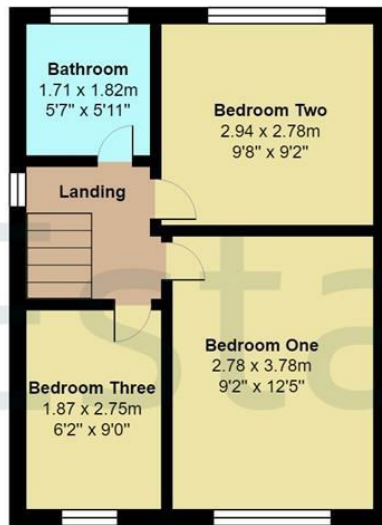


Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Telfer Road, Coventry





Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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