



4 Bedroom House - Detached
located on Amelia Crescent,
Coventry
Offers Over £399,950

UP Estates



****FOUR BEDROOM DETACHED FAMILY HOME - WC, UTILITY, ENSUITE & BATHROOM - SOUGHT AFTER LOCATION - BEAUTIFULLY PRESENTED THROUGHOUT**** Situated on Amelia Crescent is this immaculately presented detached family home. Located a short distance from University Hospital Coventry, this property offers convenient access to shops, amenities, and schools. Its proximity to the city centre and the A46 makes it ideal for those working in the city or commuting elsewhere. The property itself very briefly comprises; driveway, entrance hall, lounge, kitchen diner, utility room, WC, garage and lovely garden all to the ground floor. On the first floor off of the landing are four bedrooms, bedroom one boasting ensuite, 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.

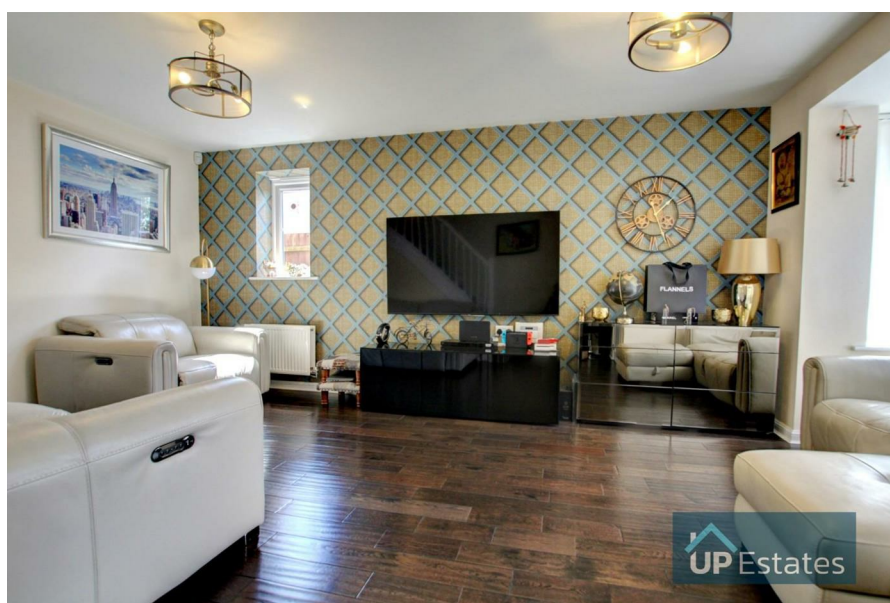
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

Offers Over £399,950

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- WC, UTILITY, ENSUITE & BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND D





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







Amelia Crescent, Coventry





Total Area: 115.6 m² ... 1244 ft²

All measurements are approximate and for display purposes only

CONTACT

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