



 UP Estates



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**3 Bedroom House - Semi-Detached**  
**located on Celandine Road,**  
**Coventry**  
**£210,000**

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**\*\*SUPERBLY WELL PRESENTED THREE BEDROOM PROPERTY\*\***

Up Estates are proud to bring this modern, three bedroom property to the market. This property is in excellent condition throughout and benefits from a modern kitchen and bathroom and benefits from a landscaped garden. This property is located in a popular and sought after location in close proximity to local amenities and road networks. In brief the property comprises; Hallway, lounge and kitchen diner to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally the property has a driveway and landscaped, sunny rear garden.

**HALLWAY**

**LOUNGE**  
11'6" x 16'4" max

**KITCHEN/DINER**  
14'8" x 9'4"

**LANDING**

**BEDROOM ONE**  
14'11" x 9'6"

**BEDROOM TWO**  
7'10" x 9'6"

**BATHROOM**

**BEDROOM THREE**  
6'6" x 6'6"

**DRIVEWAY**  
PARKING FOR THREE VEHICLES

**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.

£210,000

- THREE BEDROOM SEMI DETACHED PROPERTY
- EXCELLENT CONDITION THROUGHOUT
- MODERN KITCHEN/DINER
- GENEROUS LOUNGE
- LANDSCAPED REAR GARDEN
- DRIVEWAY FOR THREE VEHICLES





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.

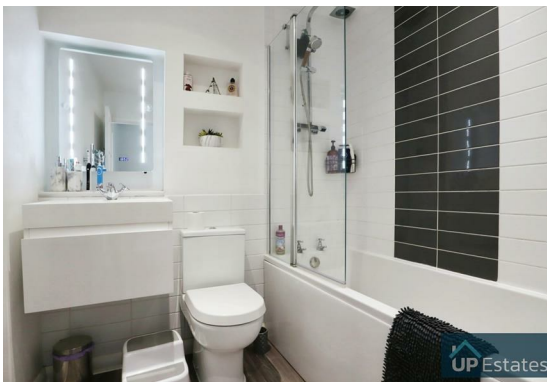
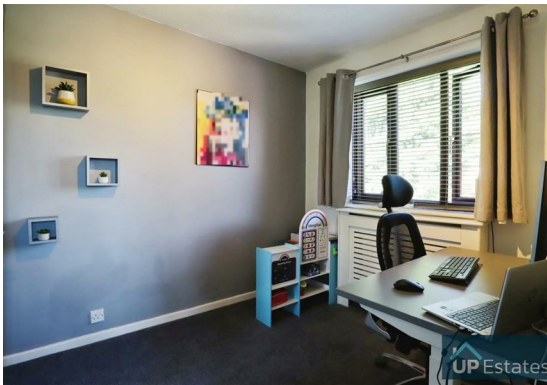
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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 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.





Celandine Road, Coventry





Total Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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