

3 Bedroom House - Terraced
located on Winston Avenue,
Coventry
Offers In The Region Of £165,000





****EXTENDED - OWNED SOLAR PANELS - BOILER CIRCA 2 YRS OLD - THREE BEDROOMS - SPACIOUS GARDEN**** This is a fantastic opportunity to purchase an extended, spacious, three bedroom home situated within walking distance to a wide range of amenities and schooling including Cardinal Wiseman, St Patricks & Henley Green. It is also within convenient reach of the University Hospital. This property very briefly comprises; front garden, entrance hall, kitchen diner, lounge, extended sun room circa 1 year old, with a good sized private garden all to the ground floor. On the first floor off of the landing are three bedrooms, WC and bathroom. This property benefits from OWNED solar panels WITH Estimated Annual Generation (kWh): 3544.00 - and a boiler circa 2 years old. 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.

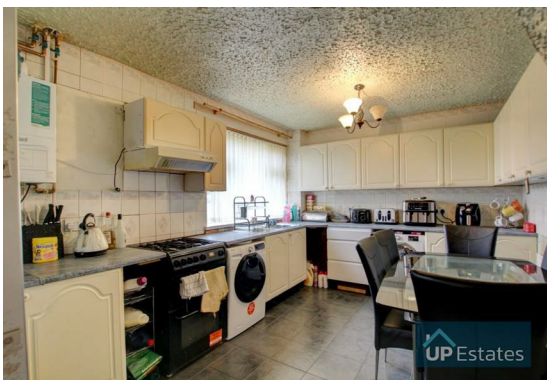
Offers In The Region Of

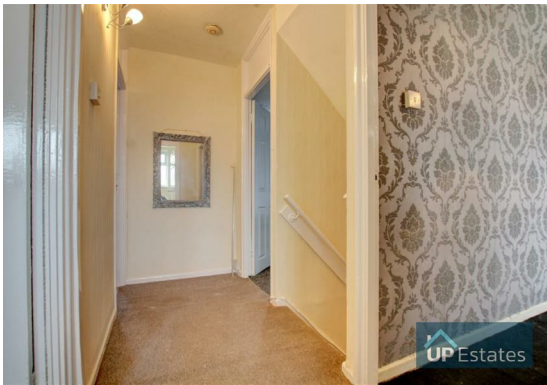
- OWNED SOLAR PANELS
- EXTENDED SUN ROOM CIRCA 1 YR OLD
- THREE BEDROOMS
- COUNCIL TAX BAND A
- BOILER CIRCA 2 YRS OLD
- FRONT & REAR GARDENS





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







Winston Avenue, Coventry





Total Area: 105.7 m² ... 1137 ft²

All measurements are approximate and for display purposes only

CONTACT

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