



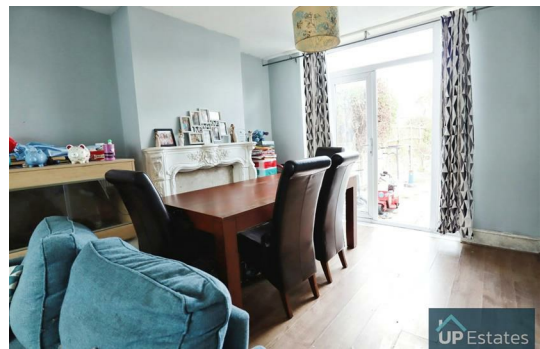
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**3 Bedroom House - Terraced**  
**located on Grenville Avenue,**  
**Coventry**  
**£180,000**

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**\*\*MID TERRACE, DOUBLE BAY FRONTED THREE BEDROOM PROPERTY\*\*** Here is a unique opportunity to purchase a property on the sought after Grenville Road which is in close proximity to fantastic local amenities, road networks and excellent bus routes. The property is a three bedroom, mid terrace property that has gardens to the front and rear and offers a generous lounge/ diner and extended kitchen. In brief the property comprises; Hallway, lounge/ diner and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there are gardens to the front and rear.

#### HALLWAY

#### LOUNGE/ DINER

12'0" x 22'11" max

#### KITCHEN

6'7" x 16'4"

#### LANDING

#### BEDROOM ONE

11'1" x 10'7"

#### BEDROOM TWO

11'1" x 10'1"

#### BATHROOM

#### BEDROOM THREE

6'9" x 6'11"

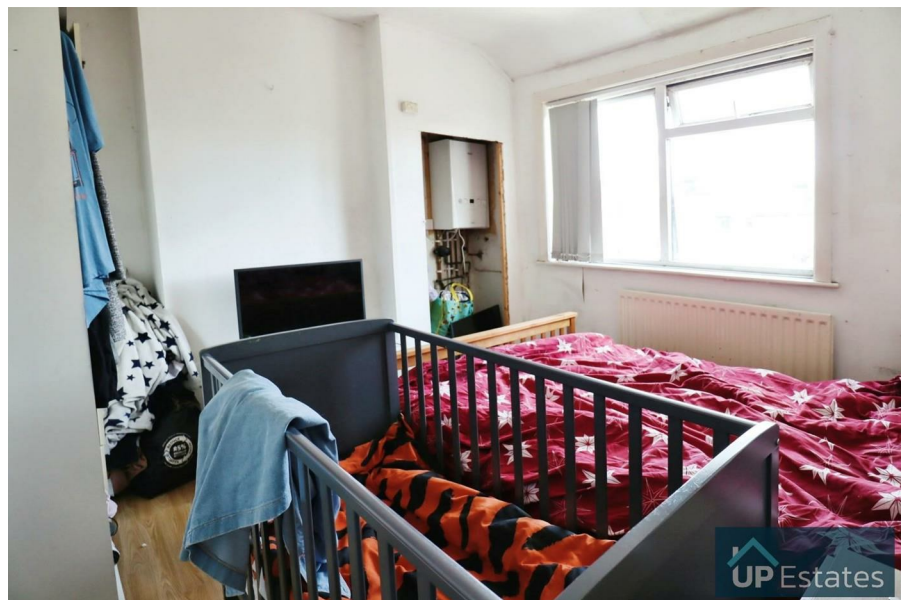
#### IMPORTANT NOTE TO PURCHASERS

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,

£180,000

- MID TERRACE PROPERTY
- POPULAR AND SOUGHT AFTER LOCATION
- THREE BEDROOMS
- EXTENDED KITCHEN
- LOUNGE/ DINER
- GOOD SIZED REAR GARDEN





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

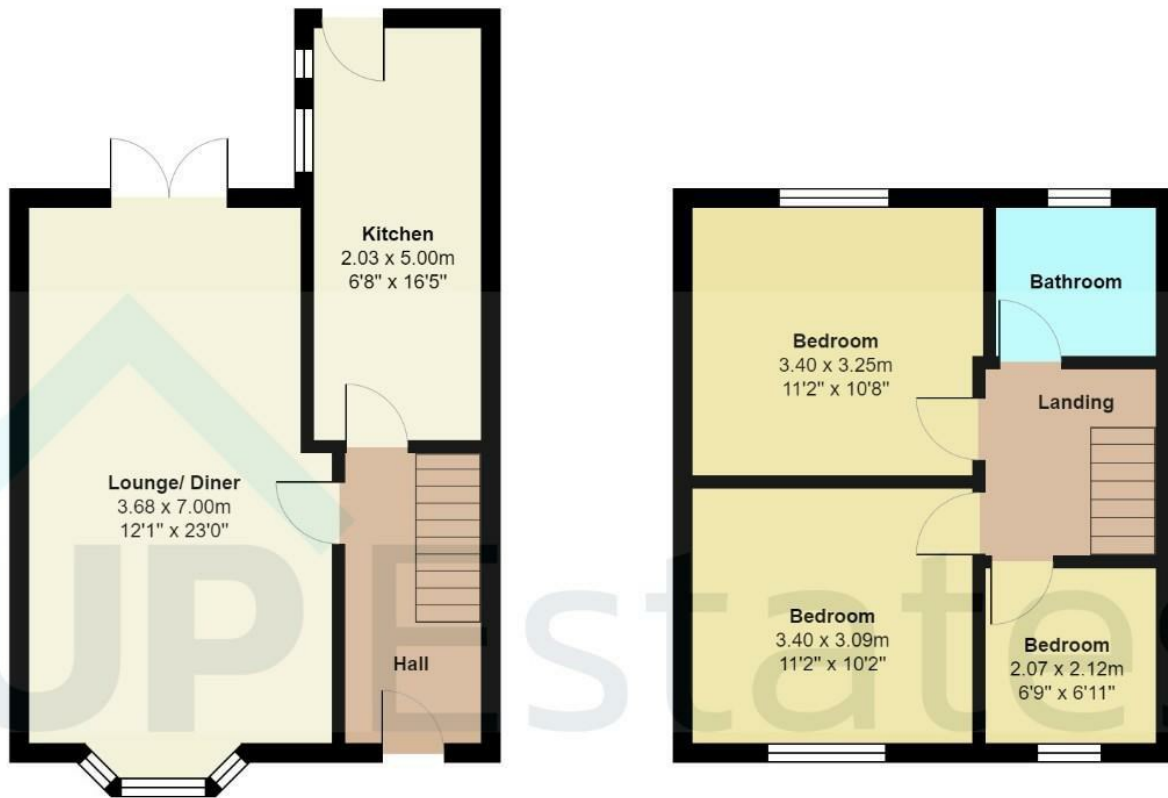
property and the buyers must obtain verification from their solicitor.





Grenville Avenue, Coventry





Total Area: 66.3 m<sup>2</sup> ... 714 ft<sup>2</sup> (excluding kitchen)

All measurements are approximate and for display purposes only

## CONTACT

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