

**3 Bedroom House - Terraced**  
**located on Kenpas Highway,**  
**Coventry**  
**£280,000**

**UP Estates**



**\*\*PARKING TO THE REAR\*\*** Take a look inside this attractive, mid terrace, three bedroom property that is located in this popular and sought after location having the benefit of excellent local schools, amenities and road networks. The property boasts a cosy living room, lovely kitchen diner and gardens to the front and rear. In brief the property comprises; Hallway, Lounge, kitchen/ diner with utility space 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 with parking to the rear of the property which is accessed off Beanfield Avenue and an outside w/c with power. Viewing advised to not miss out on this property.

#### HALLWAY

**LOUNGE**  
12'4" x 11'4"

**KITCHEN/ DINER**  
18'6" x 11'4"

#### LANDING

**BEDROOM ONE**  
11'11" x 11'5"

**BEDROOM TWO**  
11'5" x 11'6"

#### BATHROOM

**BEDROOM THREE**  
6'6" x 7'10"

#### REAR GARDEN

Having a patio area which extends to a lawn with a shed and access to the driveway at the rear.

#### PARKING TO THE REAR

£280,000

- PARKING TO THE REAR
- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE
- KITCHEN/ DINER
- GARDENS TO FRONT AND REAR





#### **PROPERTY INFORMATION SUMMARY**

Council Tax Band: B  
Local Authority: Coventry  
Tenure: Freehold  
Maintenance or Service Charges: N/A  
EPC Certificate Rating: C  
Approx. Total Floor Area: 901.00 sqft  
Heating System: Gas Central Heating

#### **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.

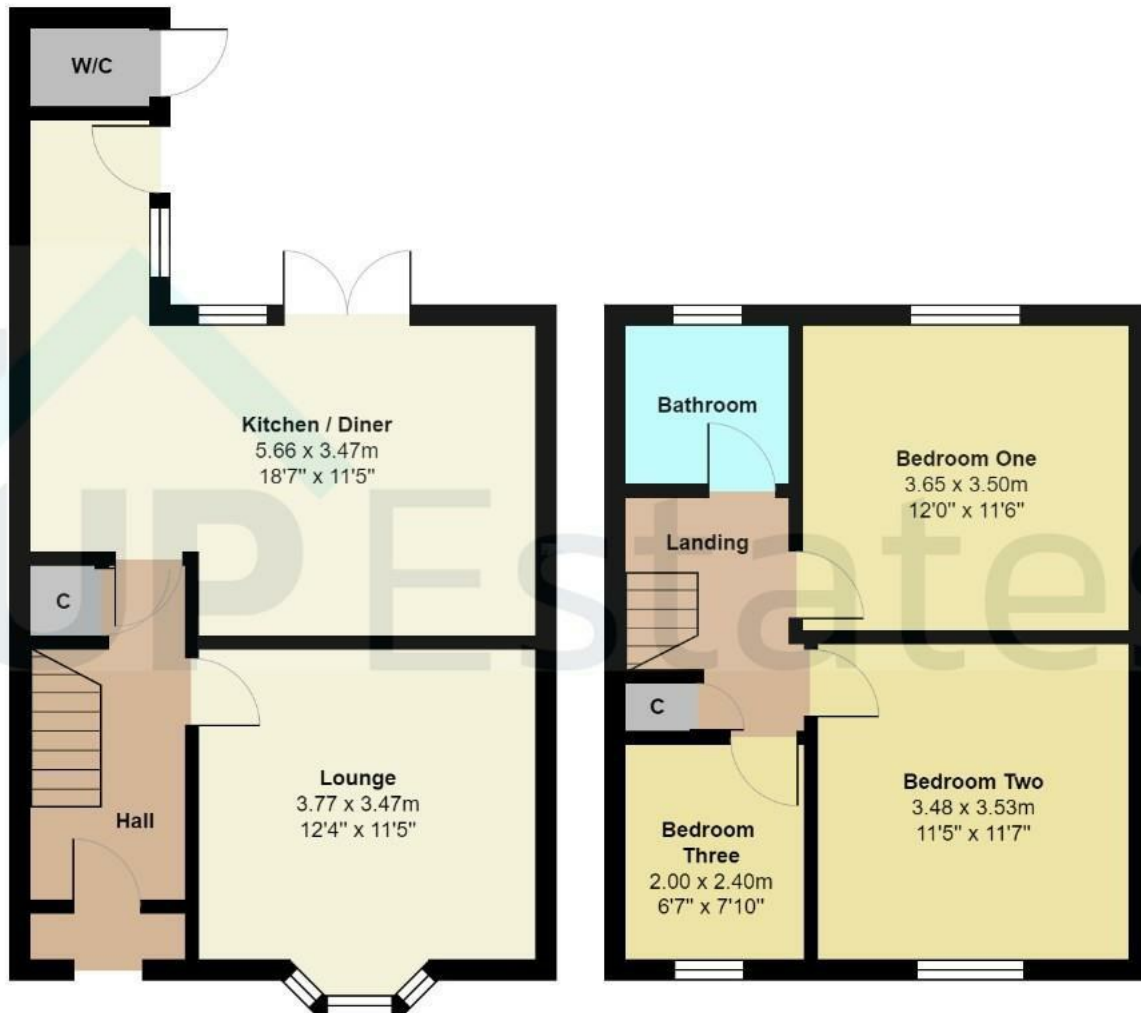
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Kenpas Highway, Coventry





Total Area: 85.1 m<sup>2</sup> ... 916 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## CONTACT

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