



4 Bedroom House - Semi-Detached
located on Dorchester Way,
Coventry
£325,000

**UP Estates**



****NO FORWARD CHAIN - SPACIOUS SOUTH/EAST FACING PLOT - FOUR DOUBLE BEDROOMS - TWO BATHROOMS - SEMI-DETACHED FAMILY HOME NEAR THE UNIVERSITY HOSPITAL - NEW ROOF 2023 - FULLY DOUBLE GLAZED & CENTRAL HEATED**** This is a fantastic opportunity to purchase a spacious four double bedroom, two bathroom semi-detached family home on Dorchester Way, close to a wide range of amenities, transport links and the University Hospital within walking distance! This property benefits from a range of features including; new roof and fuse board in 2023, refitted carpets, flooring & being redecorated throughout. This lovely family home sits on a spacious south east facing plot and has valid EICR & Gas Safety Certificates in place. The home itself very briefly comprises; multi-car driveway, hall, living room, dining room, kitchen, lobby, WC shower room, integral garage with power/electric and spacious garden with gated side access all to the ground floor. On the first floor off of the landing are four double bedrooms, two of which with dual aspect double glazed windows allowing plentiful natural light, and two with integrated storage, followed by the family bathroom. The property also boasts a hard wired alarm system. Call now to view!

LOCATION

This beautiful property is well served and within walking distance of the University Hospital, a stones throw from the local Tesco Superstore, well regarded schools, as well as bus services & being within a few minutes drive of the M6/M69 motorway network.

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.

£325,000

- SPACIOUS SOUTH/EAST FACING PLOT
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- NO FORWARD CHAIN
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION NEAR UNIVERSITY HOSPITAL
- NEW ROOF 2023





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.







Dorchester Way, Coventry





Total Area: 112.2 m² ... 1207 ft²

All measurements are approximate and for display purposes only

CONTACT

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