



3 Bedroom House - End Terrace
located on Poole Road, Coventry
£230,000

UP Estates



****EXTENDED FAMILY HOME - THREE GOOD SIZED BEDROOMS - TWO RECEPTION ROOMS - SPACIOUS GARDEN - SURROUNDED BY AMENITIES / SCHOOLING**** This is a fantastic opportunity to purchase an extended three bedroom family home on Poole Road, Coundon. This property benefits from a range of new features since the vendors purchased including a full re-wire/consumer unit, boiler, re-fitted kitchen & bathroom. The property very briefly comprises; entrance hall, dining room, living room, kitchen and spacious garden all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the family bathroom. Call now to view!

LOCATION

Coundon is a sought after residential suburb around three miles north of Coventry city centre. There are two or three local shopping parades providing day to day facilities and Morrison and Tesco supermarkets are a short drive. All ranges of schooling is provided locally and Coventry university is within easy reach. Coventry mainline rail station is around 43 miles away and provides easy access to London, Birmingham, Leicester and the wider rail network. The A45 trunk road and M6 motorway and are both within a 10-15 minute drive. On the edge of Coventry, countryside walks are also on the doorstep.

IMPORTANT NOTE TO PURCHASERS

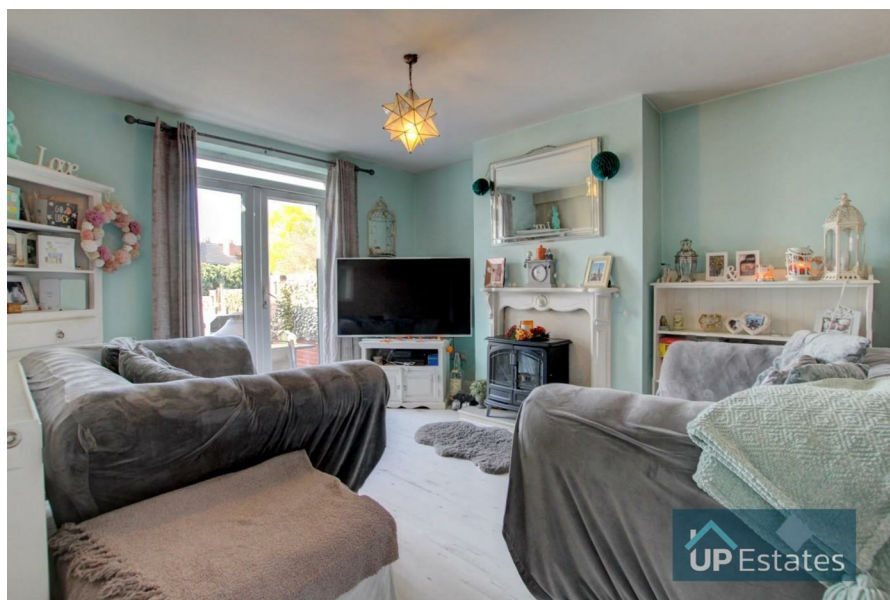
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

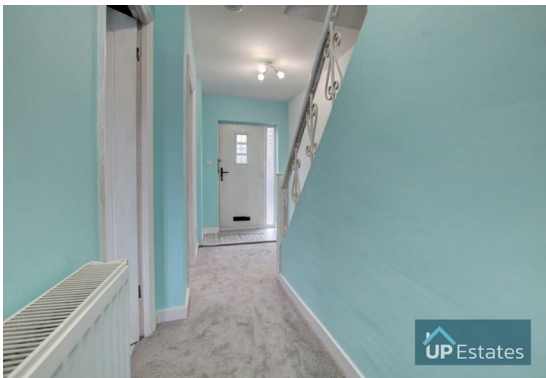
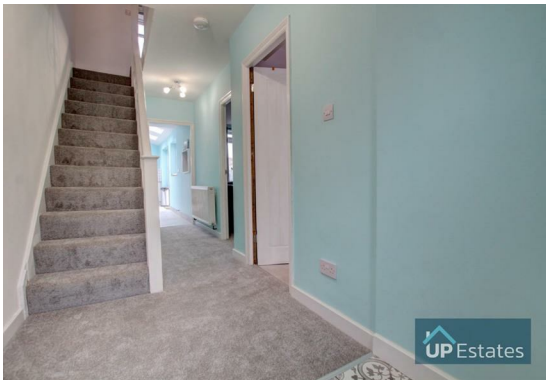
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers

£230,000

- EXTENDED THREE BEDROOM FAMILY HOME
- SPACIOUS GARDEN WITH SIDE ACCESS
- MODERN KITCHEN & FAMILY BATHROOM
- TWO RECEPTION ROOMS
- COUNDON COURT CATCHMENT
- COUNCIL TAX BAND A





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.





Poolle Road, Coventry





Total Area: 89.6 m² ... 965 ft²

All measurements are approximate and for display purposes only

CONTACT

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