



3 Bedroom House - Semi-Detached
located on Dillotford Avenue,
Coventry
Offers Over £250,000

UP Estates



****SPACIOUS SEMI-DETACHED FAMILY HOME - STUNNING SPACIOUS PRIVATE GARDEN - GARAGE WITH POWER/LIGHT & STORE - SOUGHT AFTER STYVECHALE LOCATION**** This is an exceptional opportunity to purchase a light and spacious semi-detached three bedroom family home on the ever popular Dillotford Avenue, Styvechale. This much loved property is superbly located, within easy reach of Coventry train station, City Centre, War Memorial Park and walking distance from Jaguar Landrover Headquarters. Schooling includes; Whitley Academy, Bluecoat & Finham Park secondary. For juniors there is Manor Park Primary school, King Henry VIII, Grange Farm and Stivichall Primary. There are also two local golf courses to choose from (Finham & Hearsall) both of which are well kept private members clubs. This lovely property very briefly comprises; driveway, porch, entrance hall, lounge diner, kitchen, spacious private garden, garage with power/light and store all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the bathroom. This property boasts double glazing & central heating throughout.

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 Over £250,000

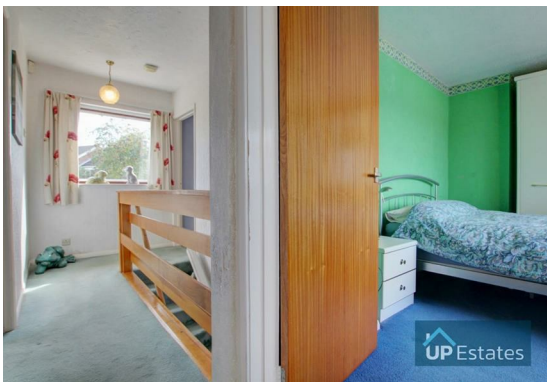
- FANTASTIC POSITIONING IN SOUGHT AFTER LOCATION
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SIZABLE PRIVATE GARDEN
- DRIVEWAY AND GARAGE WITH POWER/LIGHT
- EPC RATING C
- COUNCIL TAX BAND D





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

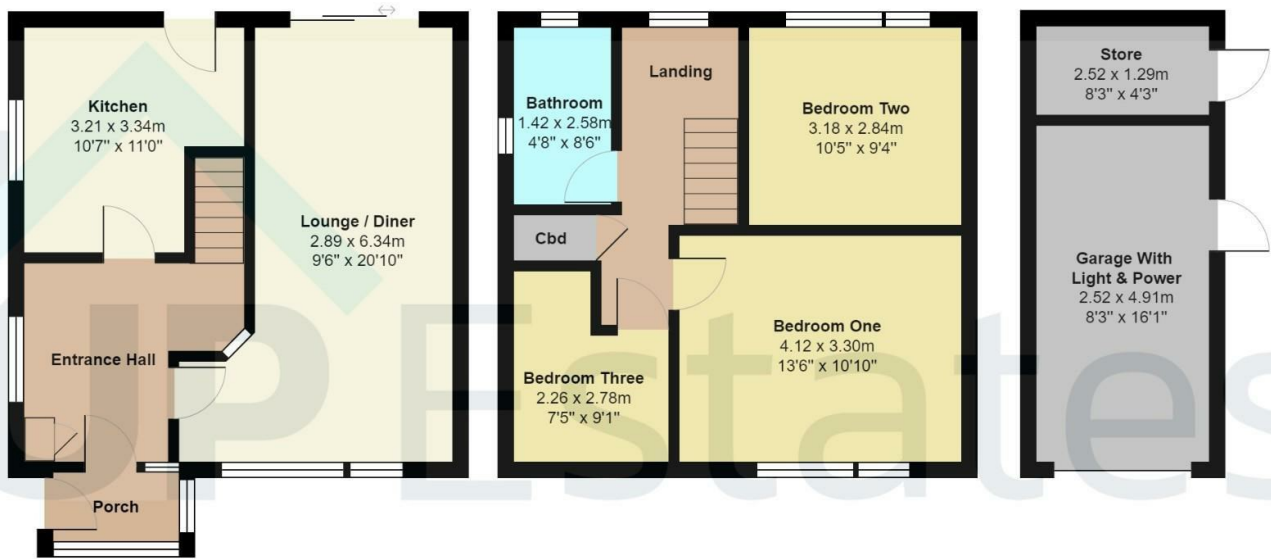






Dillotford Avenue, Coventry





Total Area: 83.3 m² ... 896 ft² (excluding garage with light & power, store)

All measurements are approximate and for display purposes only

CONTACT

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