



**4 Bedroom House - Terraced**  
**located on Hermitage Road,**  
**Coventry**  
**Offers Over £280,000**

**UP Estates**



**\*\*EXTENDED FAMILY HOME - TWO BATHROOMS, FOUR BEDROOMS - PRIVATE GARDEN - SOUGHT AFTER LOCATION\*\*** This is a fantastic opportunity to purchase a deceptively spacious, extended four bedroom family home situated on the well regarded Hermitage Road. This beautifully presented property very briefly comprises; driveway, storm porch, entrance hall, living room, dining room with sitting area, kitchen breakfast room and good sized garden with shed and rear access all to the ground floor. On the first floor off of the landing are three bedrooms (two with integrated wardrobes) and the family shower room. On the second floor is a second shower room and a fourth large bedroom with further storage. Call now to view!

#### LOCATION

Hermitage Road is a peaceful position within the very heart of Wyken, especially well served by a good range of amenities including a selection of shops, highly regarded schools and regular transport services.

#### 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.

## Offers Over £280,000

- EXTENDED FAMILY HOME
- SOUGHT AFTER WYKEN LOCATION
- FOUR BEDROOMS
- TWO BATHROOMS
- PRIVATE GARDEN WITH SHED & REAR ACCESS
- COUNCIL TAX BAND B





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.







Hermitage Road, Coventry





Total Area: 116.3 m<sup>2</sup> ... 1252 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

 **UP** Estates