



**3 Bedroom House - Semi-Detached**  
**located on Esher Drive, Coventry**  
**£265,000**





**\*\*NO FORWARD CHAIN - THREE DOUBLE BEDROOMS - EXTENDED TO THE REAR - PRIVATE GARDEN - POPULAR CHEYLESMORE LOCATION\*\*** This is a fantastic opportunity to purchase a three double bedroom semi-detached family home tucked away in a quiet cul de sac in Esher Drive, Cheylesmore boasting NO FORWARD CHAIN! The property very briefly comprises; driveway, garage with power/light, entrance hall, lounge diner, kitchen through to playroom/office space as a result of an extension, followed by the private garden with side access all to the ground floor. On the first floor off of the landing are three double bedrooms, WC and bathroom.

#### LOCATION

Esher Drive, off William Bristow Road is located in a convenient position for access to Cheylesmore shopping parade, Coventry Railway Station, the town centre plus being well located for Jaguar Landrover at Whitley.

Also located a few minutes walk away is the David Lloyd Health & Racquets Club offering indoor Tennis, Squash, Badminton, Gym, Swimming Pool & Spa, as well as Beauty Treatment. The area is perfectly sited for access to the A46 southbound towards Leamington, Warwick and the M40, as well as the A45 towards Rugby.

There are a number of excellent local bus routes. The property is also in the catchment area for the well regarded Whitley Academy.

#### 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

£265,000

- NO FORWARD CHAIN
- EXTENDED TO THE REAR
- GARAGE & DRIVEWAY
- THREE DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION NEAR AMENITIES & SCHOOLING
- PRIVATE GARDEN WITH SIDE ACCESS





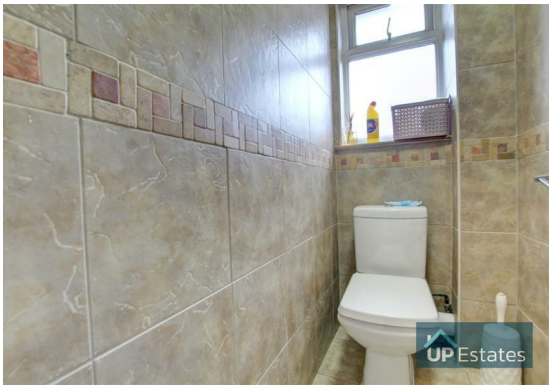
this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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 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.







Esher Drive, Coventry





Total Area: 101.0 m<sup>2</sup> ... 1088 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

