

3 Bedroom House - Semi-Detached
located on The Farmstead,
Coventry
Offers Over £200,000

UP Estates



3



1



1



C

****NO FORWARD CHAIN - SOUTH EAST FACING PRIVATE GARDEN - THREE SPACIOUS BEDROOMS - SEMI-DETACHED FAMILY HOME - DRIVEWAY - MODERN KITCHEN**** This is a fantastic opportunity to purchase a much loved three bedroom semi-detached family home on The Farmstead with no forward chain. This lovely property is located with easy reach to a wide range of local amenities, schooling, plus just a short distance from the city centre. The property itself briefly comprises; driveway, entrance hall, family lounge diner, modern kitchen including; cooker, Belfast sink, extractor and ample storage units. There is also a south east facing garden with storage shed (plugged to external plug socket), all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms, WC & family bathroom. Call now to secure a viewing!

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.

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

PROPERTY INFORMATION SUMMARY

ROOM MEASUREMENTS:

Approximate room dimensions and approximate total floor area are included

Offers Over £200,000

- NO FORWARD CHAIN
- SOUTH EAST FACING PRIVATE GARDEN
- THREE GOOD SIZED BEDROOMS
- SEMI-DETACHED HOME WITH DRIVEWAY
- SPACIOUS LOUNGE DINER
- POPULAR LOCATION SURROUNDED BY AMENITIES

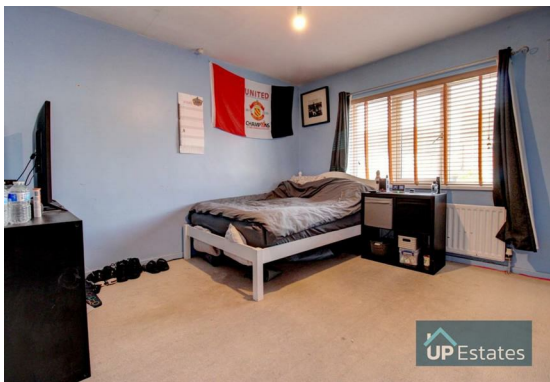




within our floor plan.

USEFUL MATERIAL INFORMATION:

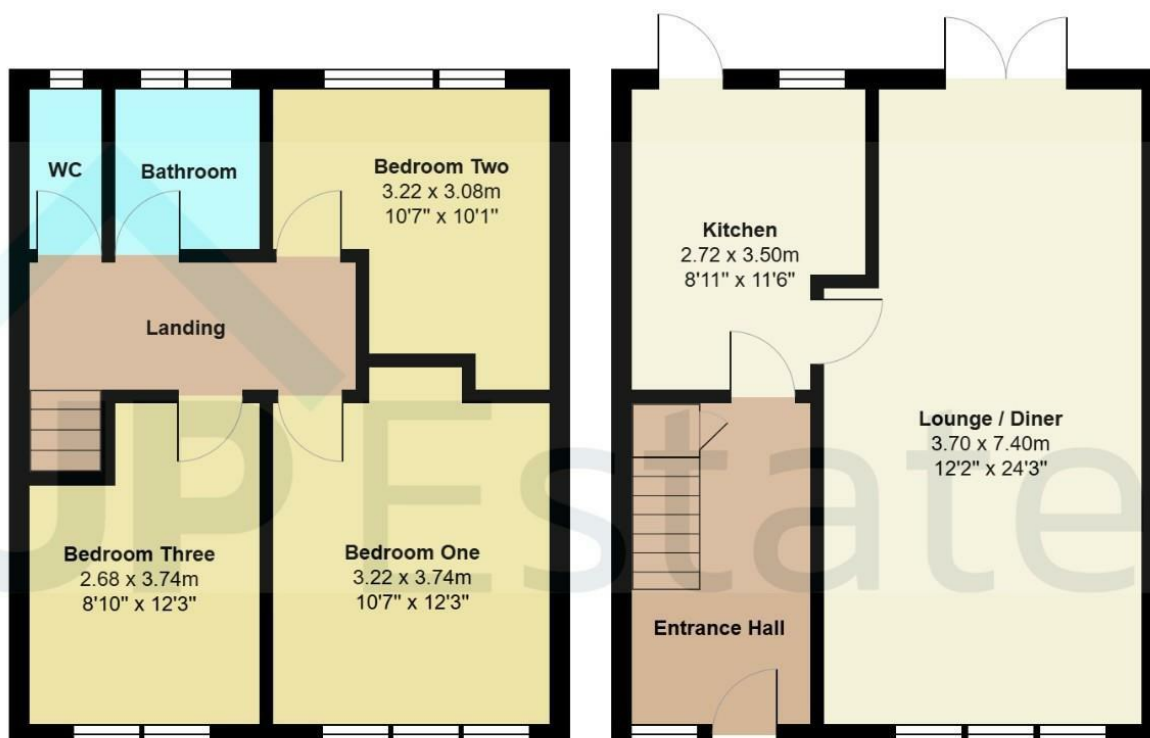
Approximate Age of the Property: Approx. 40 years
 Council Tax Band: A
 Local Authority: Coventry City Council
 Tenure: Freehold
 EPC Certificate Rating: C
 Approx. Total Floor Area: 926 ft²
 Selling Vendors Onward Position: No Chain
 Heating System: Combi-boiler
 Loft Information: Insulated, boarded and pull-down ladder
 Garden Orientation: South





The Farmstead, Coventry





Total Area: 88.8 m² ... 956 ft²

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
T: 024 7771 0780

 **UP** Estates