



4 Bedroom House - Semi-Detached
located on Modbury Close,
Coventry
£350,000

UP Estates



****NO FORWARD CHAIN - SIZABLE PLOT WITH SOUTH/EAST FACING GARDEN - GARAGE WITH POWER/LIGHT & INSPECTION PIT - FOUR BEDROOMS - SPACIOUS LOUNGE - SOUGHT AFTER LOCATION IN QUIET CUL DE SAC**** This is a fantastic opportunity to purchase a spacious four bedroom semi-detached family home in a quiet cul de sac within the sought after Modbury Close, Styvechale. This property very briefly comprises; driveway, entrance hall, spacious living room, dining room flow through kitchen and sizable mature south east facing garden boasting garage with power/light and inspection pit all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the family bathroom, with stairs leading to the usable loft room as bedroom four. Call now to view!

LOCATION

This fantastic home is well placed, being within easy reach of Finham Park School, having excellent access to the A45 dual carriageway and also within close proximity of popular local primary schools, a range of amenities, the War Memorial Park, Coventry train station and access to the City Centre.

PROPERTY INFORMATION SUMMARY

Council Tax Band: D

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 1311.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2021

Consumer Unit/ Fuse Box Location: Hall

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,

£350,000

- NO FORWARD CHAIN
- FOUR BEDROOMS
- SOUTH EAST FACING SPACIOUS GARDEN
- GARAGE WITH POWER/LIGHT & INSPECTION PIT
- SPACIOUS FAMILY LIVING
- POPULAR LOCATION IN QUIET CUL DE SAC





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 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.





Modbury Close, Coventry





Total Area: 121.8 m² ... 1311 ft² (excluding garage with power & light)
 All measurements are approximate and for display purposes only

CONTACT

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