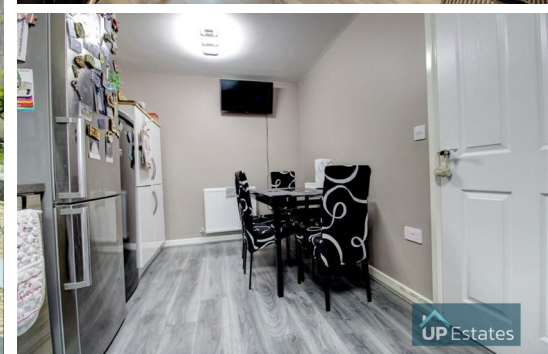




3 Bedroom House - Semi-Detached
located on Tamar Mews, Coventry
Offers Over £230,000

UP Estates



****NHBC WARRANTY REMAINING - WC, ENSUITE & BATHROOM - GARDEN WITH TWO SHED'S, WORKSHOP & BBQ STORE - KITCHEN DINER - THREE GOOD SIZED BEDROOMS**** Tucked away in a quiet cul de sac is this three bedroom semi-detached family home built in 2020. Very briefly comprising; two car parking spaces, entrance hall, kitchen diner, WC, living room, and rear garden with lean to, two sheds, workshop and barbeque shelter all with light (workshop & shed have sockets), all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms, bedroom one boasts ensuite shower room, followed by the family bathroom. The loft is boarded with light. Call now to view!

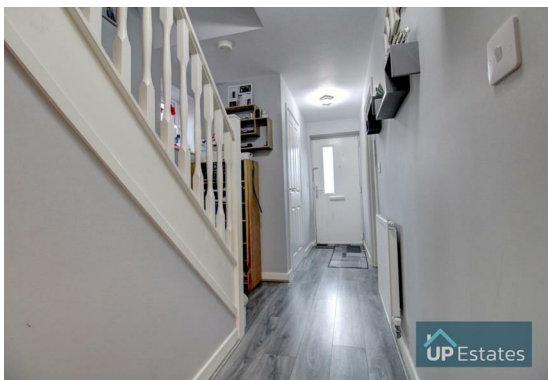
LOCATION

This fantastic home is situated within a stones throw from a range of amenities including; convenience store's, pharmacy, hairdressers and a takeaway restaurant. Also within walking distance to the University Hospital, & a range of schooling including Wyken Croft.

Offers Over £230,000

- NHBC WARRANTY REMAINING
- ENSUITE, WC & BATHROOM
- THREE GOOD SIZED BEDROOMS
- GARDEN WITH TWO SHED'S, WORKSHOP, BBQ STORE & LEAN TO
- TWO ALLOCATED PARKING SPACES TO FRONT ASPECT
- KITCHEN DINER
- VERY CLOSE TO A RANGE OF AMENITIES
- QUIET CUL DE SAC





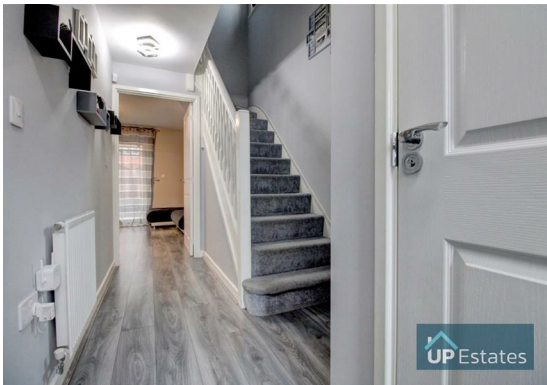


IMPORTANT NOTE TO PURCHASERS

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.

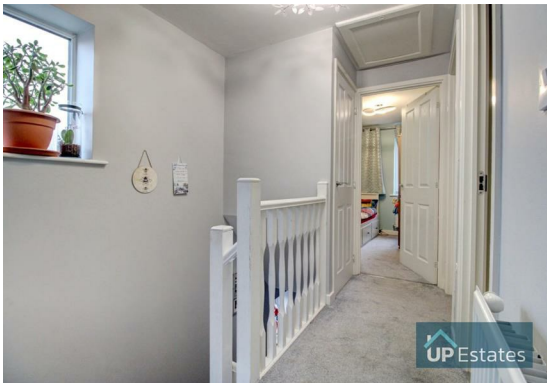
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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 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.



PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Coventry

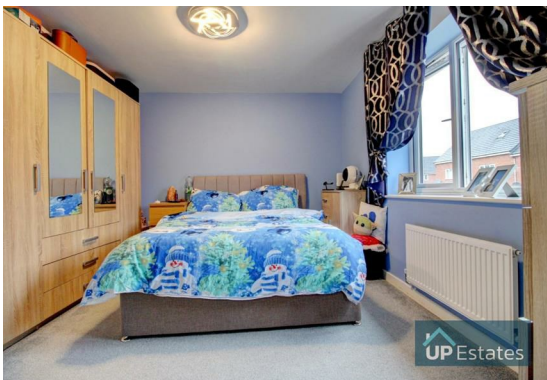
Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: B

Approx. Total Floor Area: 850.40 sqft

Heating System: Gas Central Heating





Tamar Mews, Coventry





Total Area: 80.7 m² ... 869 ft² (excluding lean to)

All measurements are approximate and for display purposes only

CONTACT

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UP Estates