



4 Bedroom House - Semi-Detached
located on Coney Lane, Longford
Offers Over £260,000

UP Estates



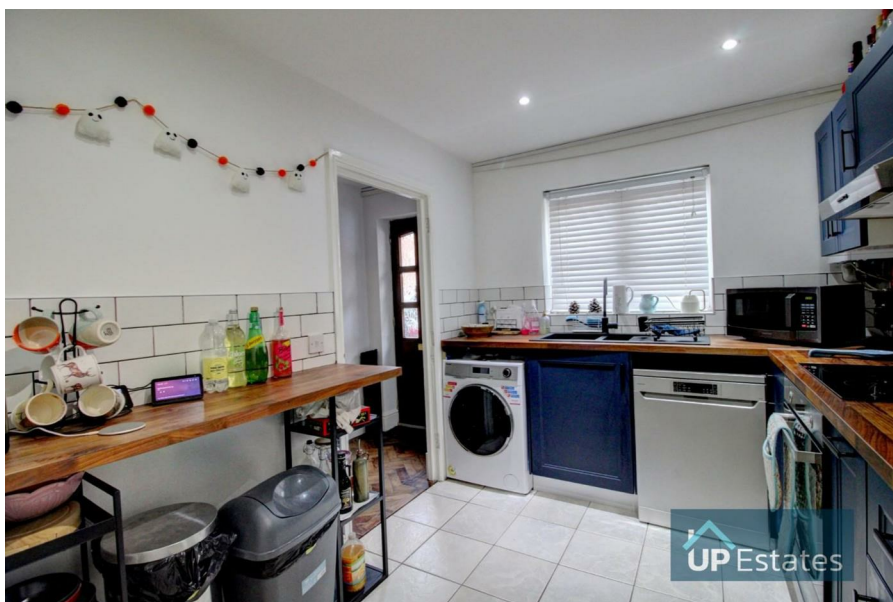
****FOUR BEDROOM SEMI-DETACHED FAMILY HOME - TWO BATHROOMS & WC - LOVELY LANDSCAPED GARDEN WITH STORAGE SHED - RE-FITTED KITCHEN CIRCA 2 YRS OLD - TWO PARKING SPACES - NEW BOILER CIRCA 2022 - BEAUTIFUL WOODEN PARQUET FLOORING TO HALL AND LOUNGE DINER**** This is a fantastic opportunity to purchase a four bedroom semi-detached family home tucked away on Coney Lane, Hawkesbury Village. This property briefly comprises; entrance hall, re-fitted modern kitchen boasting integrated; hob, oven, extractor, inset sink and breakfast bar. Followed by the WC, lounge diner, and landscaped rear garden with storage shed and gate from garden to parking. On the first floor there are two bedrooms and the family bathroom. The second floor hosts a further two bedrooms, bedroom one boasts ensuite shower room.

LOCATION

Located in the popular residential area of Longford Coney Lane is close to local amenities and great road links such as the A444 and M6. Local Schools include Foxford Community School and Grangehurst Primary School. Hawkesbury Village backs onto the Coventry Canal.

Offers Over £260,000

- MODERN RE-FITTED KITCHEN CIRCA 2 YRS OLD
- BEAUTIFUL LANDSCAPED GARDEN WITH STORAGE
- FOUR BEDROOMS, TWO BATHROOMS & WC
- TUCKED AWAY IN CUL DE SAC
- BOILER CIRCA 2 YRS OLD
- TWO PARKING SPACES







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: C

Local Authority: Coventry

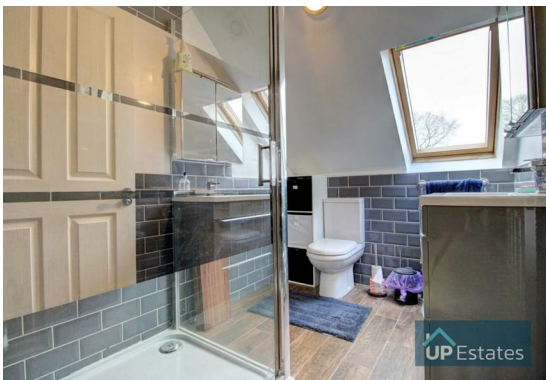
Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 937.00 sqft

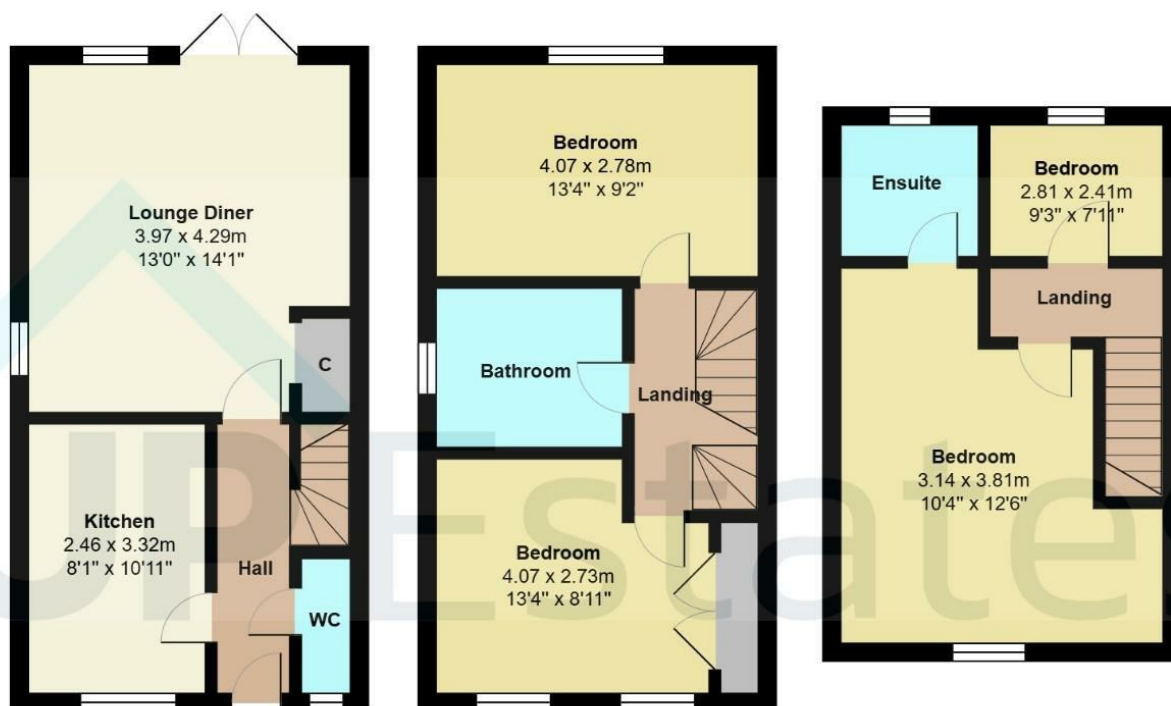
Heating System: Gas Central Heating





Coney Lane, Longford





Total Area: 87.0 m² ... 937 ft²

All measurements are approximate and for display purposes only

CONTACT

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