



3 Bedroom House - Link Detached
located on Brookshaw Way,
Coventry
Offers Over £285,000

UP Estates



****THREE BEDROOM LINK DETACHED FAMILY HOME - TUCKED AWAY IN QUIET CUL DE SAC - BEAUTIFULLY PRESENTED THROUGHOUT - PRIVATE GARDEN, GARAGE & DRIVEWAY - SURROUNDED BY AMENITIES & TRANSPORT LINKS**** This is a fantastic opportunity to purchase a modern family sized link-detached property lying within this peaceful and much sought after cul-de-sac on the far eastern outskirts of the City. The property which certainly deserves an internal inspection boasts a large Creteprint cobbled effect front driveway providing off road parking for several vehicles leading to the substantial 18ft garage. The rear garden features a broad paved seating/entertaining area, has well kept lawn, surrounding flower beds, storage shed and well fenced boundaries. Briefly the property includes an enclosed porch, entrance hall, lounge, kitchen/diner, three decent sized bedrooms (two with built in wardrobes) and a beautiful re-fitted shower room.

LOCATION

Brookshaw Way is a safe and quiet cul-de-sac situated close to Wigston Road on the edge of the City boundaries, convenient and well served by a wide range of excellent day to day amenities. The local area is renowned for the first class road links including the M6/M69 motorway junction and the Coventry eastern bypass with other facilities including several popular schools, a selection of good shops and of course the University Hospital is within easy reach.

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

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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.

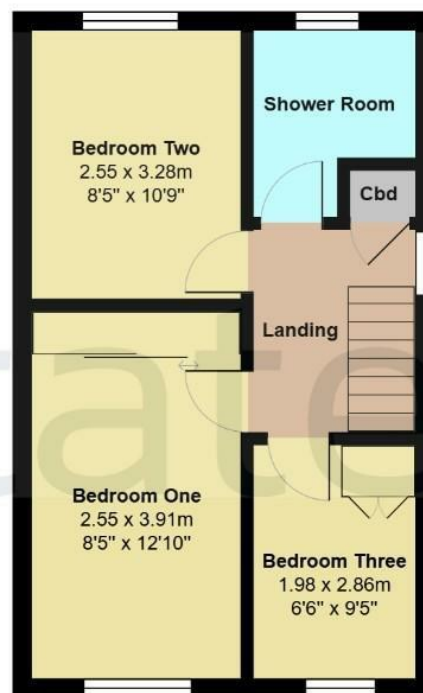
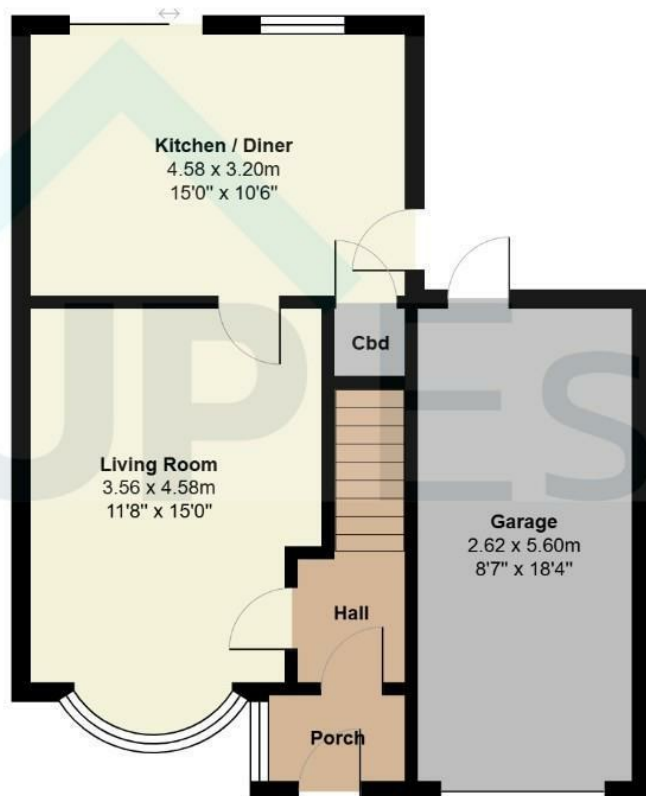
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Brookshaw Way, Coventry





Total Area: 92.6 m² ... 996 ft²

All measurements are approximate and for display purposes only

CONTACT

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