



**3 Bedroom House - Semi-Detached**  
**located on Macdonald Road,**  
**Coventry**  
**£245,000**

**UP Estates**





**\*\*SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME - SOUGHT AFTER LOCATION - OPEN PLAN KITCHEN DINER - COUNCIL TAX BAND B\*\***

This is a fantastic opportunity to purchase a sizable semi-detached family home in Poets Corner. Briefly comprising; large porch, welcoming hallway, lounge, kitchen/dining room having integrated oven, hob and extractor hood, Two exceptional double bedrooms, a larger than average third bedroom and a modern bathroom.

Outside, the property enjoys a large private rear garden which is mainly laid to lawn with a large decked seating area, perfect when enjoying the summer sun. There is also rear access to the property, outside store rooms, WC & garage to rear. The front garden is large and offers the opportunity to add off road parking.

## LOCATION

Macdonald Road is a prime family location set in the ever popular 'Poets Corner' area and is surrounded by some fantastic amenities including highly regarded schools, shops, multiple bus routes, parks and open greens, M6 & A46 Road links and the University Hospital.

## 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

£245,000

- HIGHLY SOUGHT AFTER ROAD IN POETS CORNER
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN KITCHEN DINER
- SEMI-DETACHED FAMILY HOME
- SPACIOUS PRIVATE GARDEN
- GARAGE TO REAR





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.

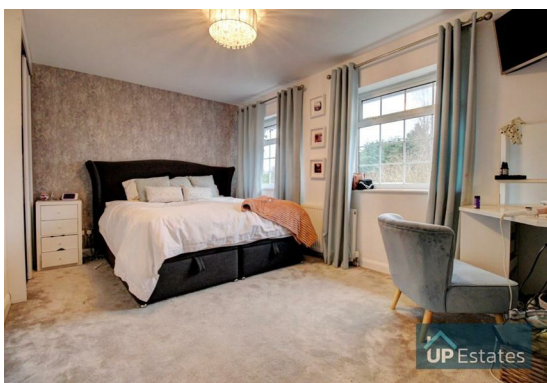


All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract



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.

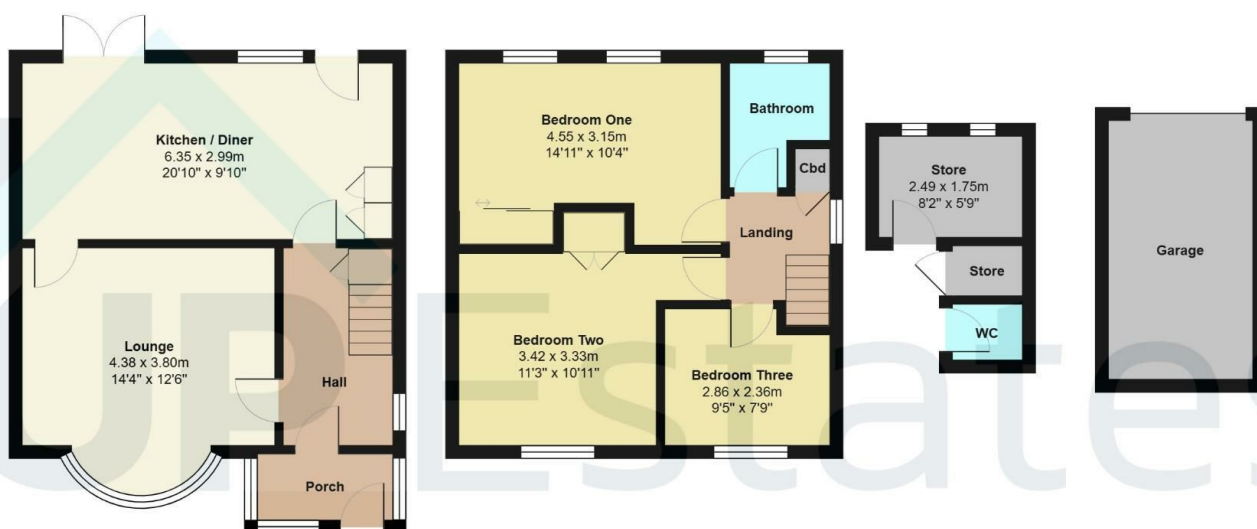






Macdonald Road, Coventry





Total Area: 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup> (excluding store, wc, garage)

All measurements are approximate and for display purposes only

## CONTACT

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