



**4 Bedroom House - Detached**  
**located on Jacklin Drive, Coventry**  
**£525,000**

**UP Estates**





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**\*\*No Forward Chain - Four Double Bedrooms, All With Storage - Spacious Family Lounge Diner - WC & Family Bath / Shower Room - Highly Sought After Finham Location (Finham Catchment) - Spacious South/West Facing Garden\*\*** This is an exceptional opportunity to purchase a four double bedroom, detached family residence, tucked away in a quiet cul de sac on Jacklin Drive, Finham. This property benefits from having no forward chain and very briefly comprises; front lawn, driveway, carport, garage, entrance hall, WC, open plan family lounge diner, kitchen diner, south west facing mature private garden, sizable landing, four double bedrooms all with integrated wardrobe storage, followed by the family bath/shower room. Viewing is essential to appreciate this property!

## LOCATION

Finham is one of Coventry's most popular locations for families. With excellent local schools, sports clubs, pubs, restaurants and shopping outlets this area has all the amenities you will ever need. There is nearby access to both the A45 and A46 Trunk Roads leading onto the areas network of commuter roads including the M40. Leamington Spa, Kenilworth, Coventry and Birmingham are all easily accessible.

Finham Park secondary and primary schools are located within walking distance. There are a number of other local amenities including shops, a convenience store, Medical Centre, Finham, Hearsall and Kenilworth Golf Clubs as well as Coventry's War Memorial Park. There are good bus routes running past on nearby St Martins Road as well as Howes Lane.

Jacklin Drive is situated on the aspirational south side of Coventry and commands a healthy property market where prices have risen in recent years, providing good investment prospects for potential buyers.

## IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification

£525,000

- NO FORWARD CHAIN
- FOUR DOUBLE BEDROOM DETACHED FAMILY RESIDENCE
- WC & FAMILY BATH/SHOWER ROOM
- SOUTH WEST FACING MATURE PRIVATE GARDEN
- HIGHLY SOUGHT AFTER FINHAM LOCATION (IN QUIET CUL DE SAC)
- WELL PRESENTED THROUGHOUT





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.

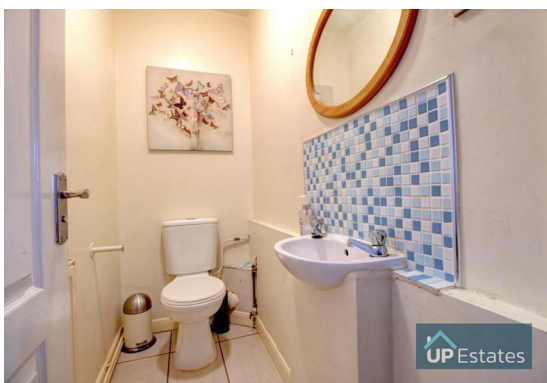
All fixtures and fittings ultimately are to be agreed with





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.







Jacklin Drive, Coventry





Total Area: 149.3 m<sup>2</sup> ... 1607 ft<sup>2</sup> (excluding carport)

All measurements are approximate and for display purposes only

## CONTACT

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