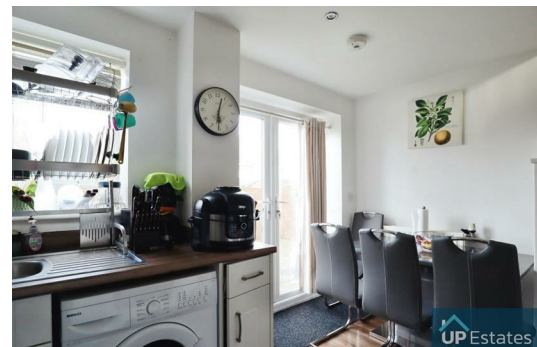
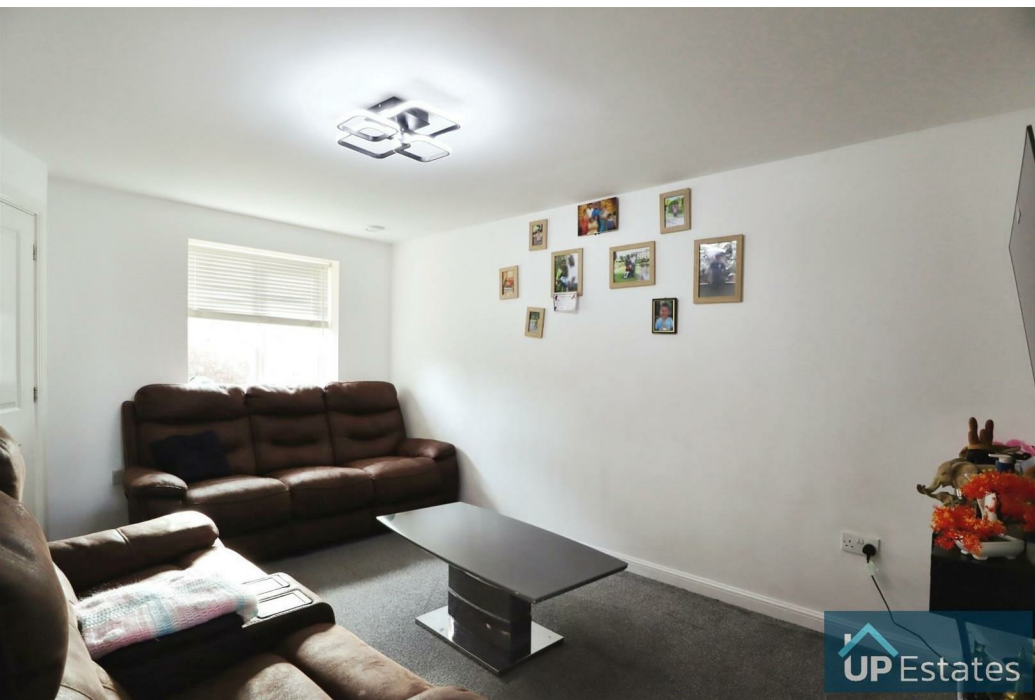




3 Bedroom House - Semi-Detached
located on Kingfisher Close,
Coventry
Offers Over £235,000

UP Estates



Offers Over
£235,000

- SEMI-DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- LOUNGE
- KITCHEN/ DINER
- DRIVEWAY TO SIDE OF PROPERTY
- REAR GARDEN

THREE DOUBLE BEDROOM, SEMI-DETACHED FAMILY HOME - TWO CAR DRIVEWAY - POPULAR LOCATION. Here is an exceptional opportunity to purchase this well presented presented, three double bedroom, semi-detached family home which is set over three floors and offers great local amenities and set within close proximity to Walsgrave Hospital.

The property must be viewed to appreciate and in brief comprises; Driveway to the side of the property for two cars, entrance hall, WC, lounge, kitchen/ dining room to the ground floor. On the first floor off of the landing there are two double bedrooms and family bathroom. There is an additional flights of stairs that take you to the second floor where there is an additional double bedroom. Call now to view!

ROOMS

Ground Floor

Hall

Living Room - 4.42m x 3.18m (14'6 x 10'5) -

Kitchen/Diner - 4.14m x 2.77m (max) (13'7 x 9'1 (max)) -

Wc

First Floor

Landing

Bedroom Two - 4.14m x 3.07m (max) (13'7 x 10'1 (max)) -

Bedroom Three - 4.09m (max) x 2.13m (13'5 (max) x 7') -

Bathroom

Second Floor

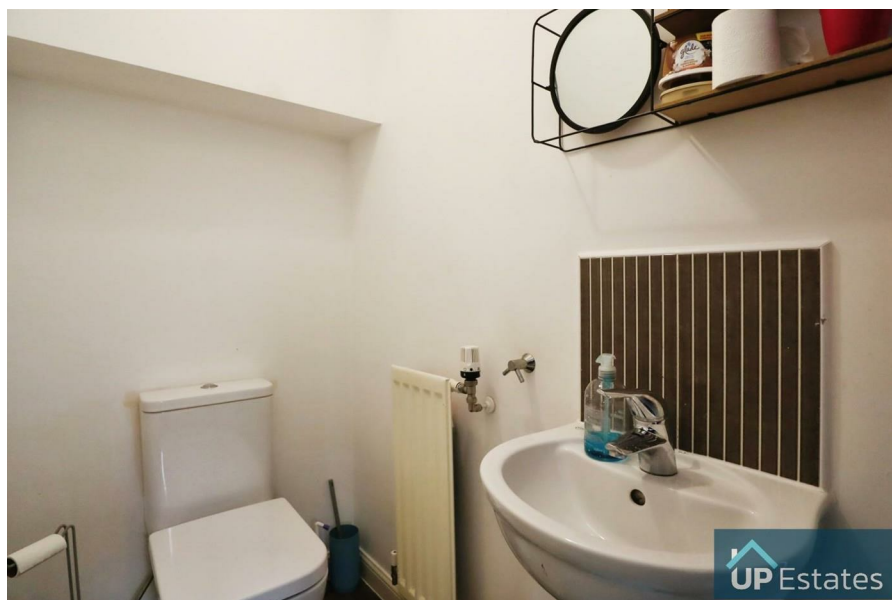
Bedroom One - 4.14m x 4.01m (13'7 x 13'2) -

Outside

Rear Garden

Driveway

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.





Kingfisher Close, Coventry





Total Area: 75.3 m² ... 811 ft² (excluding eaves storage, c)

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates