



3 Bedroom House - End Terrace
located on Abbey Road, Coventry
£290,000

UP Estates



**** EXTENDED, SPACIOUS HALLS-TOGETHER END OF TERRACE FAMILY HOME - BEAUTIFULLY RENOVATED THROUGHOUT - WC, UTILITY & BATHROOM - STUNNING SOUTH FACING MATURE GARDEN WITH STORE - AMPLE LIVING SPACE - POPULAR LOCATION **** This is an exceptional opportunity to purchase a much improved halls-together end of terrace family home. Viewing is essential to appreciate this property which very briefly comprises; driveway with EV pod point, entrance hall, open plan kitchen diner, family living room, playroom/office, utility room, WC and south facing mature garden boasting store room all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the modern family bathroom. Call now to secure a viewing!

LOCATION

This home is situated on Abbey Road, a desirable residential location boasting exceptional amenities; access to CITY CENTRE, local shops, retail parks, sports and leisure facilities with nearby parks, fitness and leisure centres and COPSEWOOD GRANGE golf course, plethora of local schools (Whitley Abbey Primary, Blue Coat Church of England, Ernesford Grange Community Academy, Gosford Park Primary etc.), road and transport links.

It is also within close proximity of JLR (Whitley), PSA Peugeot Citroen (Stoke), state-of-the-art Coventry University Hospital, Severn Stars, Binley and Pilot Business Parks.

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.

£290,000

- EXTENDED, BEAUTIFULLY PRESENTED FAMILY HOME
- STUNNING SOUTH FACING MATURE GARDEN
- WC, UTILITY & FAMILY BATHROOM
- SOUGHT AFTER LOCATION SURROUNDED BY AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND B
- THREE GOOD SIZED BEDROOMS





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.





Abbey Road, Coventry





Total Area: 102.0 m² ... 1098 ft²

All measurements are approximate and for display purposes only

CONTACT

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