

**3 Bedroom House - Semi-Detached**  
**located on Deans Way, Coventry**  
**£260,000**

**UP Estates**





**\*\*FANTASTIC FAMILY HOME - SEMI DETACHED - THREE BEDROOMS - OPEN PLAN SOCIAL KITCHEN DINER WITH LOG BURNER - NON OVERLOOKED REAR GARDEN WITH SUMMERHOUSE\*\*** Located on this well regarded spot in Ash Green, is this great family home that offers practical family living with a few excellent extras too! Having been lovingly cared for by the current owners, the property has a private rear garden with a secure shed and summerhouse complete with aluminum bi-folding doors and electric - creating a flexible space as a "mancave" or "womancave", kids playroom, home office, occasional guest bedroom space or whatever your heart desires. Internally the property has lounge and separate extended living kitchen diner, plus three bedrooms and a bathroom upstairs. Call us now to arrange your viewing. EPC pending.

#### **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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

£260,000

- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- OPEN PLAN LIVING KITCHEN DINER WITH LOG BURNER
- NON OVERLOOKED GARDEN
- REPLACED NEW ROOF CIRCA 2021
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- IMPRESSIVE SUMMERHOUSE WITH BI-FOLDS
- SOUGHT AFTER LOCATION





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



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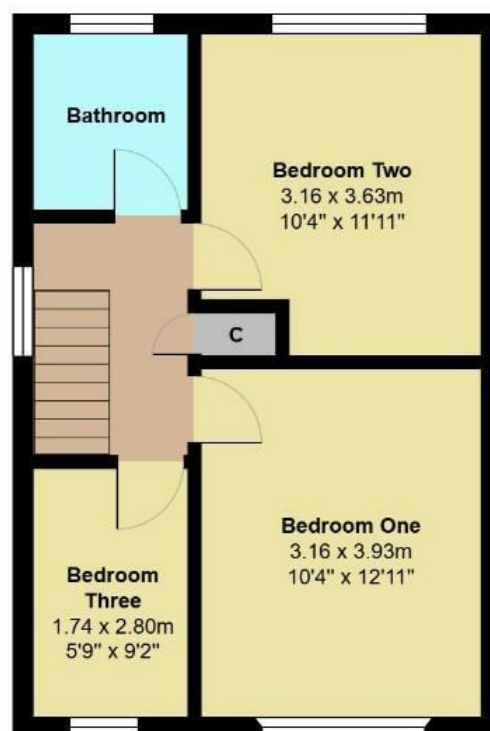






Deans Way, Coventry





Total Area: 100.2 m<sup>2</sup> ... 1079 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## CONTACT

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