

1 Bedroom House - Semi-Detached
located on Sandpiper Road,
Coventry
£137,500

UP Estates



**** SOUTH/WEST FACING PRIVATE GARDEN - NO FORWARD CHAIN - FREEHOLD ONE BEDROOM SEMI-DETACHED HOME - WELL PRESENTED THROUGHOUT **** This is an exceptional opportunity to purchase a one bedroom semi-detached home, ideal first time purchase/downsize/investment, with **NO FORWARD CHAIN!** - This property very briefly comprises; entrance hall, kitchen breakfast room benefitting from breakfast bar, integrated units, extractor, induction hob, oven, fridge freezer, dishwasher and a washing machine included. Furthermore, the bright lounge diner with dual aspect windows and patio doors to the south west facing private garden to the rear which wraps around to the side aspect. On the first floor off of the landing is the double bedroom and modern bathroom. There is a loft hatch at top of stairs, the property has had cavity wall insulation and internal bedroom insulation, plus double glazed windows throughout. There is a maintenance charge of £95 per month covering the maintenance of; greens to the front aspect, car parking, insurance and painting of the exterior of the house (rendering and woodwork every 5 years)

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.

£137,500

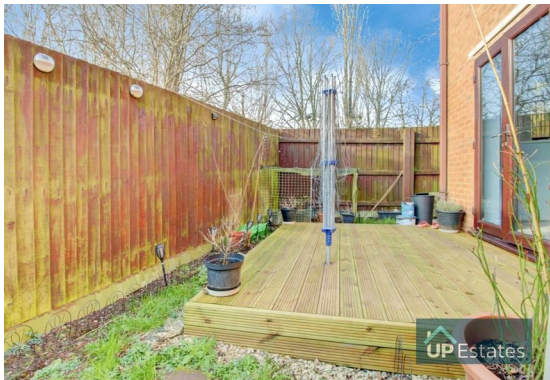
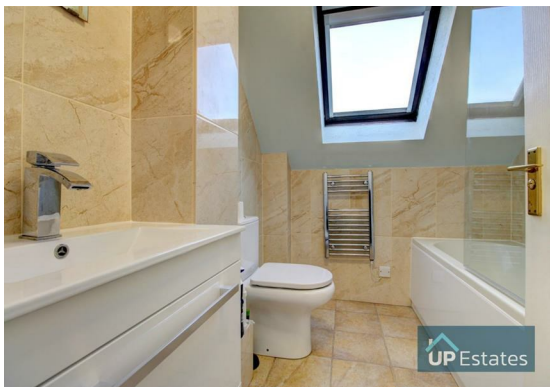
- NO FORWARD CHAIN
- PRIVATE GARDEN (SOUTH/WEST FACING!)
- TUCKED AWAY IN QUIET CUL DE SAC
- FANTASTIC INVESTMENT OR FIRST TIME PURCHASE/DOWNSIZE
- WELL PRESENTED THROUGHOUT
- LOUNGE DINER & KITCHEN BREAKFAST ROOM





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

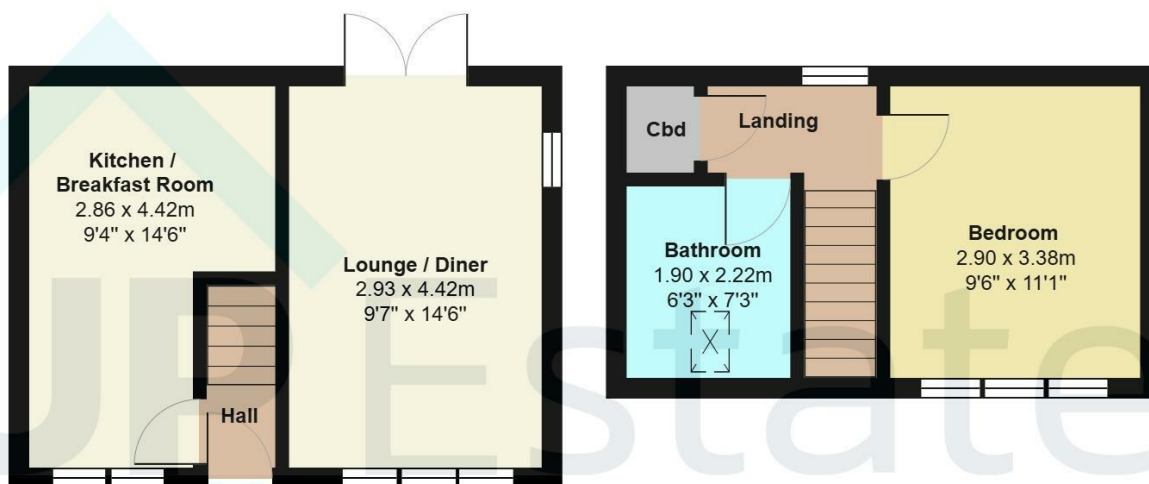






Sandpiper Road, Aldermans Green, Coventry





Total Area: 46.4 m² ... 500 ft²

All measurements are approximate and for display purposes only

CONTACT

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