



**3 Bedroom House - Terraced**  
**located on Gibraltar Close,**  
**Coventry**  
**£225,000**

**UP Estates**



**\*\* THREE BEDROOM FAMILY HOME - GARAGE - POPULAR DEVELOPMENT NEAR AMENITIES - WC & FAMILY BATHROOM \*\*** This is a fantastic opportunity to purchase a three bedroom home with no forward chain on Gibraltar Close. The property very briefly comprises; entrance hall, WC, kitchen, lounge diner, rear garden, garage, landing, three well proportioned bedrooms and the family bathroom. Call now to view!

£225,000

- MID TERRACE THREE BED
- GARAGE & PARKING
- LOUNGE DINER
- POPULAR DEVELOPMENT
- EPC RATED B
- COUNCIL TAX BAND B







## LOCATION

Stoke Village is convenient for local shops, retail parks, sports and leisure facilities with nearby parks, two fitness centres and the Copsewood Grange golf course, schools (Pattison College with a historic reputation in Performing Arts, Whitley Academy, Blue Coat Church of England, Sacred Heart Catholic, Gosford Park, Stoke Park School & Community College etc.), road/transport links (A45, A46, M69, M1, M6).



It is also within close proximity of JLR (Whitley site), PSA Peugeot Citroen (Stoke), 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.



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.

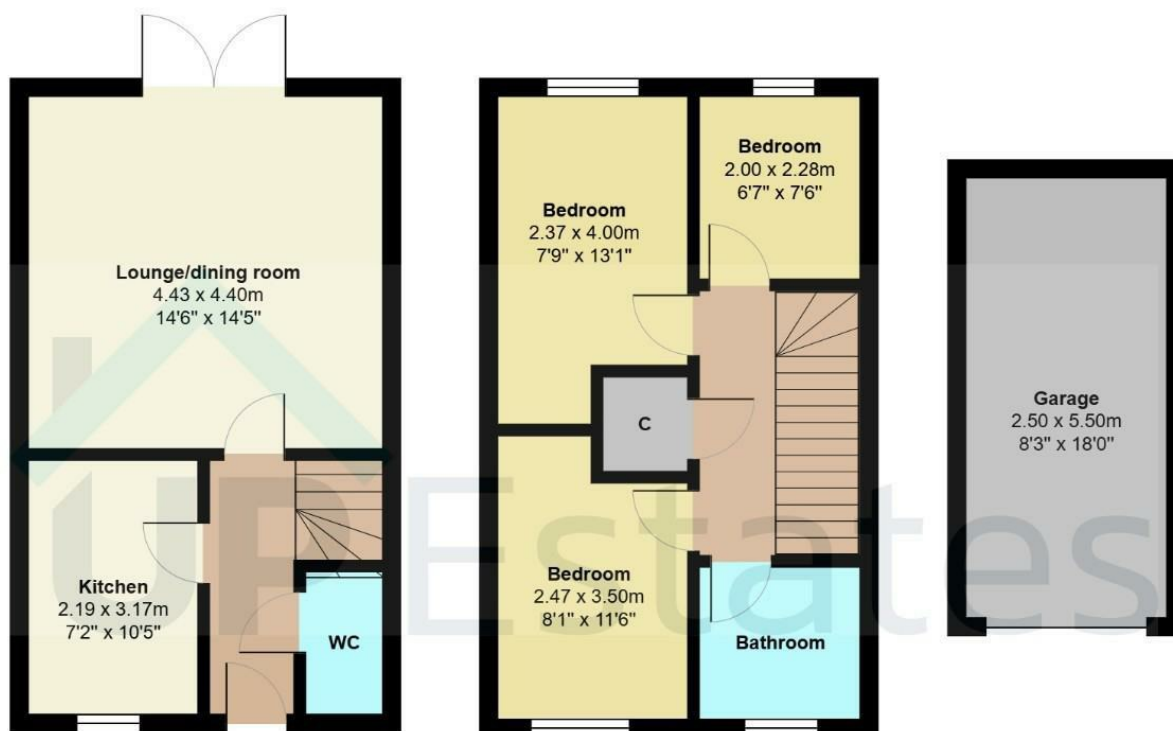
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Gibraltar Close, Coventry





Total Area: 83.3 m<sup>2</sup> ... 896 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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