



3 Bedroom House - Semi-Detached
located on Arena Avenue, Coventry
Offers Over £240,000

UP Estates



**** FREEHOLD THREE BEDROOM SEMI-DETACHED FAMILY HOME - LARGE WRAP AROUND GARDEN - WC, ENSUITE & BATHROOM - POPULAR DEVELOPMENT WITHIN THE PRESIDENT KENNEDY SCHOOL CATCHMENT**

**** This is a fantastic opportunity to purchase a semi-detached family home within The President Kennedy School Catchment, surrounded by amenities and transport links. Very briefly comprising; entrance hall, ground floor cloakroom, lounge and kitchen diner with built in oven, hob and extractor and space for appliances. To the first floor there are three bedrooms, bedroom one boasts en suite shower room and a further family bathroom. Externally there is a spacious rear garden and a tandem driveway with gated access. This property is freehold. Call now to view!**

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.

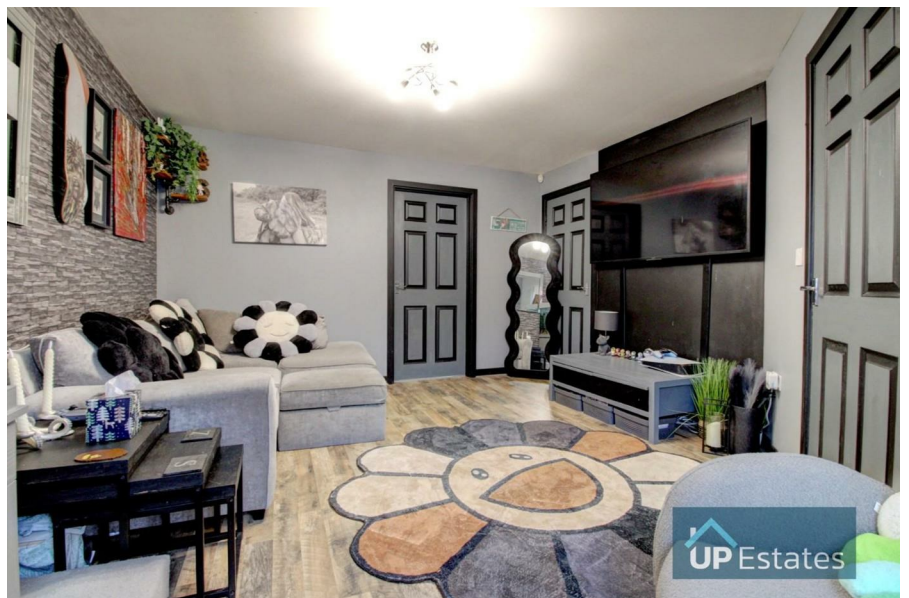
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

Offers Over £240,000

- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS GARDEN
- WC, ENSUITE & FAMILY BATHROOM
- PRESIDENT KENNEDY CATCHMENT AREA
- COUNCIL TAX BAND B
- EPC RATED B





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

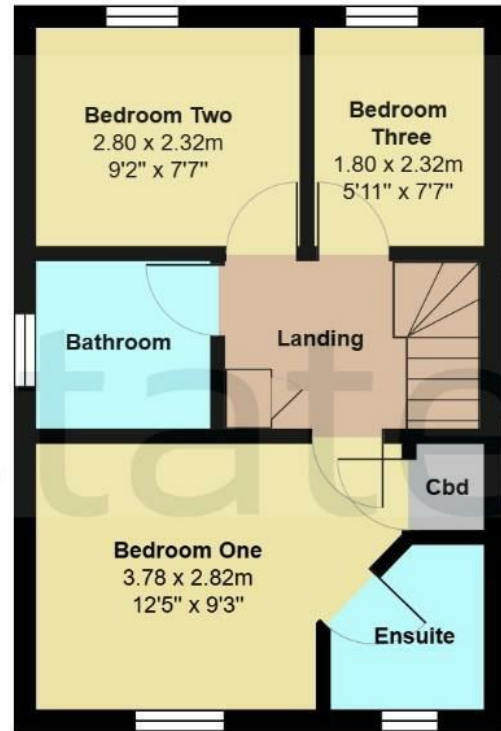
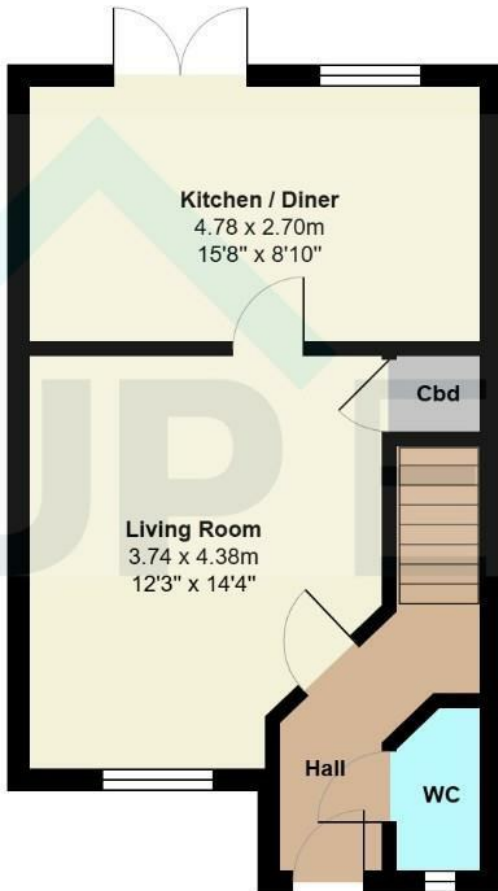






Arena Avenue, Coventry





Total Area: 71.3 m² ... 767 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

