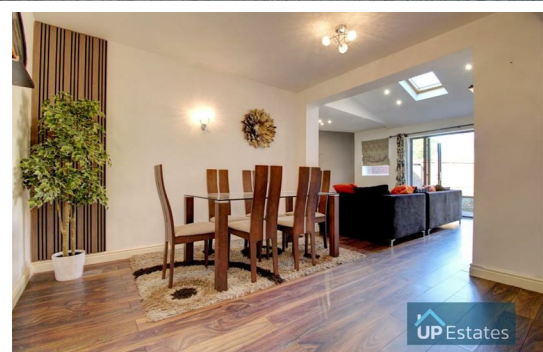




5 Bedroom House - Terraced
located on Montalt Road, Coventry
£420,000

UP Estates



**** NO FORWARD CHAIN - HEAVILY EXTENDED FIVE BEDROOM, TWO BATHROOMS & WC - LARGE GARAGE/WORKSHOP - DRIVEWAY - OPEN PLAN LIVING KITCHEN DINER & SITTING ROOM - POPULAR CHEYLESMORE LOCATION **** This is an exceptional opportunity to purchase a spacious, heavily extended five bedroom family home on Montalt Road, Cheylesmore. Viewing is essential in order to fully appreciate the space and versatility this property has to offer. Offered with no forward chain, this home briefly comprises; driveway, large garage workshop, porch, entrance hall, sitting room, open plan living, kitchen diner, WC and good sized private garden all to the ground floor. On the first floor off of the landing are five well proportioned bedrooms, shower room and impressively sized family bath/shower room. The property has been extended, along with the kitchen and bathroom refurbishments completed by the current owner. Call now to view!

LOCATION

Located off of William Bristow Road, this home offers a convenient location close to a wide range of amenities such as; Daventry Road shopping next to Quinton Park & Asda, doctors & takeaways. Well regarded schooling nearby includes; Grange Farm Primary, Finham Park School, Manor Park, St Thomas More, Meadow Park & King Henry VIII's school. Coventry train station can be reached by foot, as well as The War Memorial Park, or is only 5 minutes drive, Jaguar Landrover and the City Centre also being close by.

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

£420,000

- NO FORWARD CHAIN
- HEAVILY EXTENDED FIVE BEDROOM FAMILY HOME
- SPACIOUS LIVING KITCHEN DINER & SITTING ROOM
- LARGE GARAGE/WORKSHOP & DRIVEWAY
- FANTASTIC LOCATION SURROUNDED BY AMENITIES
- CALL NOW TO SECURE A VIEWING!



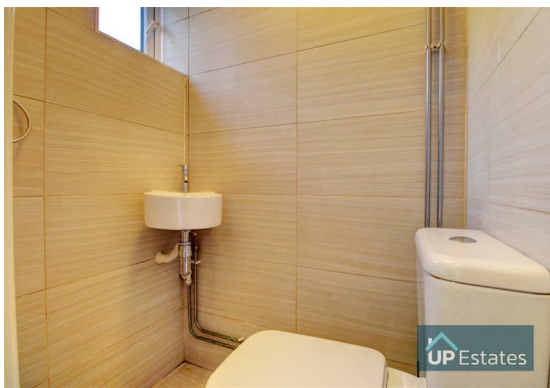


particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.



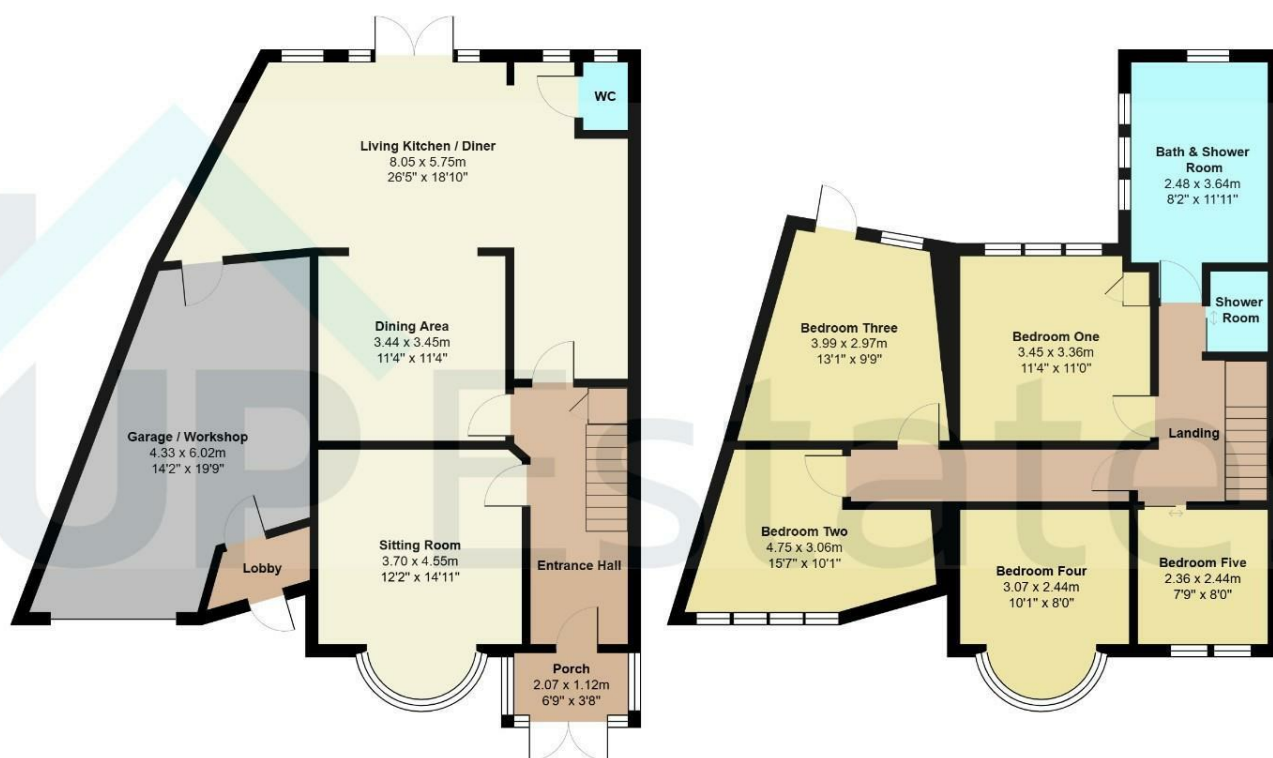
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Montalt Road, Coventry





Total Area: 171.6 m² ... 1847 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

 UP Estates