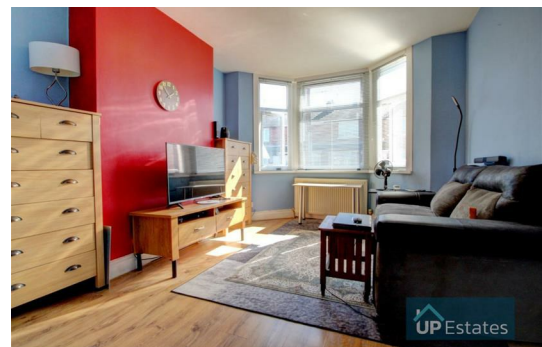




2 Bedroom House - Terraced
located on Alder Road, Coventry
£185,000

UP Estates



**** NO CHAIN - EXTENDED TO THE REAR - LOUNGE DINER AND STORE ROOM - SPACIOUS PRIVATE GARDEN - POPULAR LOCATION SURROUNDED BY AMENITIES - TWO SIZEABLE DOUBLE BEDROOMS **** This is a fantastic opportunity to purchase a deceptive, extended two double bedroom family home on Alder Road. This lovely property benefits from having no forward chain, and very briefly comprises; walled front garden, entrance hall, living room flow through dining room, store room, kitchen and sizeable private mature garden on the ground floor. To the first floor off of the landing are two good sized double bedrooms and the family bathroom. Call now to view!

LOCATION

The location of this home is another significant advantage. Longford is a sought-after area known for its excellent amenities and transport links. The property is just a short distance from the A444 and M6, providing easy access to Coventry city centre and beyond. The nearby Tesco's Arena and CBS/Ricoh Arena offer a range of shopping, dining, and entertainment options, making it a convenient place to live.

For families, the proximity to well-regarded schools such as Foxford, Longford, Alderman's Green, and Grange Hurst is a key selling point. These schools are highly sought after, and being within their catchment areas adds to the appeal of this home for those with children.

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

£185,000

- EXTENDED TO THE REAR
- TWO DOUBLE BEDROOMS
- LARGE PRIVATE GARDEN
- POPULAR LOCATION
- NO FORWARD CHAIN
- COUNCIL TAX BAND A





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.





Alder Road, Coventry





Total Area: 75.2 m² ... 810 ft²

All measurements are approximate and for display purposes only

CONTACT

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