



4 Bedroom House - End Terrace
located on Kempley Avenue,
Coventry
£325,000





**** EXTENDED HALLS TOGETHER END OF TERRACE FAMILY HOME - FOUR BEDROOMS, TWO BATHROOMS - SUNNY, MATURE, PRIVATE GARDEN - LARGE GARAGE AND DRIVEWAY **** This is an exceptional opportunity to purchase a beautifully presented, deceptively spacious four bedroom double bay fronted family home on Kempley Avenue, Poets Corner. This fantastic property very briefly comprises; driveway, entrance hall, open plan lounge diner with Chesney's Log Burner, kitchen breakfast room, sizable sunny garden leading to spacious garage all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the family bathroom. On the second floor is a further impressively sized bedroom with ensuite shower room, Juliet balcony and integrated storage - only circa 7 years old. Call immediately to view!

LOCATION

This property is only a couple of corners away from the major Binley Road which can take you through Coventry City Centre and beyond, allowing access to all the city has to offer as well as links to the outer areas of Coventry. Binley Road has a flurry of bus stops all the way down it, meaning you are never shy of transportation routes. Kempley Avenue is not far from major amenities such as supermarkets, local parks and other convenient services. The University Hospital is accessible via public transport or under a 10 minute drive.

IMPORTANT NOTE TO PURCHASERS

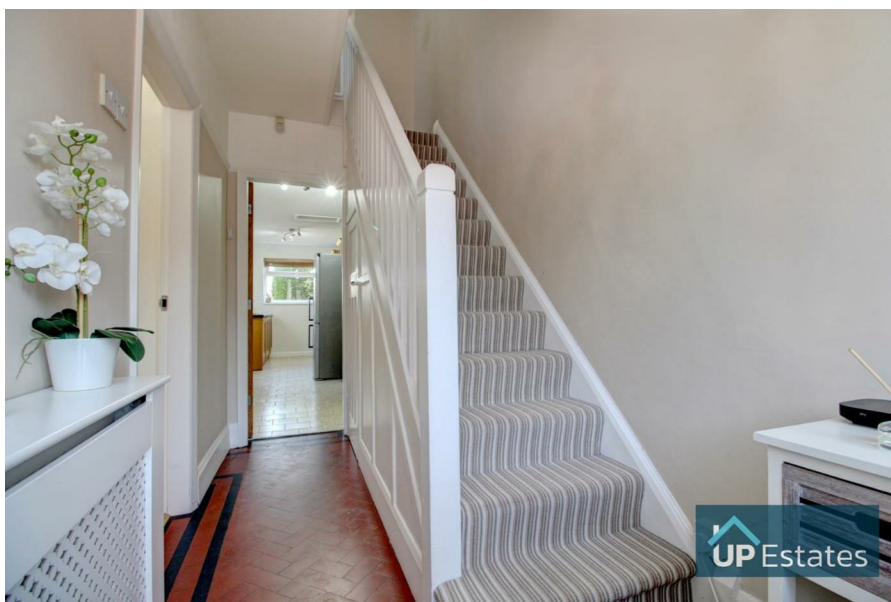
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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- EXTENDED FOUR BEDROOM FAMILY HOME
- JULIET BACONY AND ENSUITE TO BEDROOM ONE
- SPACIOUS MATURE PRIVATE GARDEN
- LARGE GARAGE AND DRIVEWAY
- OPEN PLAN LOUNGE DINER WITH CHESNEY'S LOG BURNER
- SOUGHT AFTER LOCATION





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.





Kempley Avenue, Coventry





Total Area: 117.1 m² ... 1261 ft² (excluding balcony, garage)

All measurements are approximate and for display purposes only

CONTACT

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