

3 Bedroom House - End Terrace
located on Lavender Avenue,
Coventry
£250,000

UP Estates



**** EXTENDED THREE BEDROOM FAMILY HOME - LARGE GARAGE & PRIVATE GARDEN - USABLE LOFT - SOUGHT AFTER LOCATION **** This is a fantastic opportunity to purchase a deceptively spacious three bedroom family home on Lavender Avenue, Coundon. Viewing is essential to appreciate this home which very briefly comprises; front garden, entrance hall, living room, kitchen diner with opening to sun room, private garden and large garage all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the family bathroom. The usable loft is accessed off of the landing with pull down ladders, boasting power, light, skylight and eaves storage. Call now to secure a viewing!

LOCATION

Located in the popular area of Coundon, West Coventry. Close local amenities include the Alvis Retail Park, Morrisons and The New Gym, whilst Holyhead Road shops (including Tesco Express) are just a short walk away. The area is also conveniently close to Coventry town centre.

Coundon is served by very good local schools including Christ the King and Coundon Court Secondary School.

For commuters there is nearby access onto the A45 Coventry to Birmingham Trunk Road and Birmingham Airport is just 15-20 minutes drive away.

IMPORTANT NOTE TO PURCHASERS

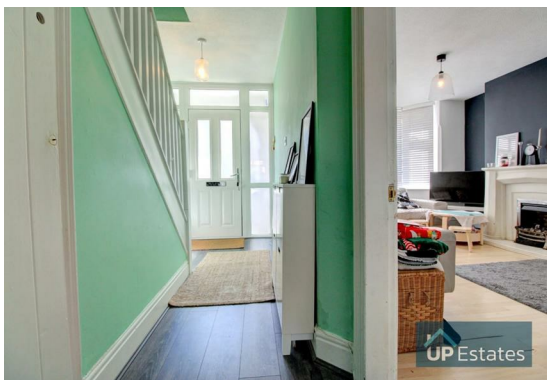
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

£250,000

- EXTENDED THREE BEDRO
FAMILY HOME
- LARGE GARAGE & PRIVAT
GARDEN
- SPACIOUS KITCHEN DINE
THROUGH SUN ROOM
- SOUGHT AFTER COUNDC
LOCATION
- USABLE BOARDED LOFT \
POWER/LIGHT/LADDER/S
- COUNCIL TAX BAND B



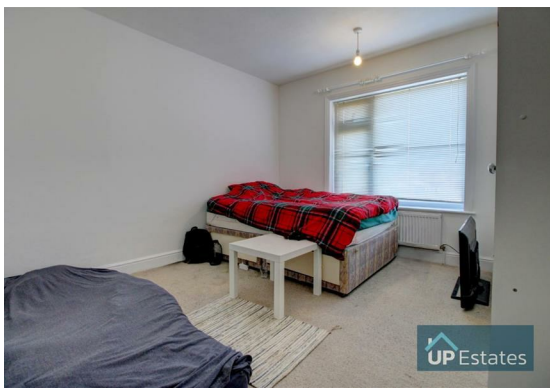
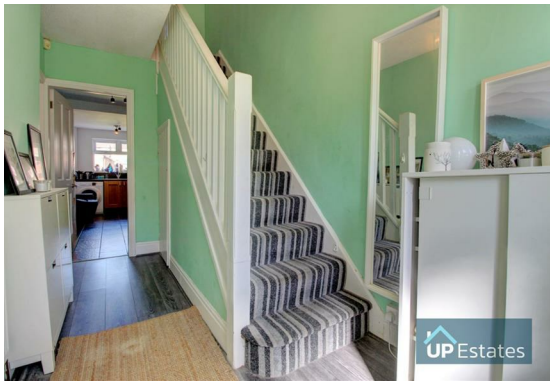


their operating ability or efficiency is given.

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.





Lavender Avenue, Coventry





Total Area: 95.8 m² ... 1032 ft² (excluding garage, usable loft, eaves storage)

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