



3 Bedroom House - Semi-Detached
located on Arnold Avenue, Coventry
£375,000

UP Estates



**** BEAUTIFULLY PRESENTED, RECENTLY IMPROVED THREE BEDROOM SEMI-DETACHED FAMILY HOME - IMPRESSIVELY SIZED SOUTH/WEST FACING GARDEN - TANDEM GARAGE (WITH POWER/LIGHT) & DRIVEWAY - BATH & SHOWER ROOM - HIGHLY SOUGHT AFTER STYVECHALE LOCATION - NEW ROOF DECEMBER 2024!! ****

This is an exceptional opportunity to purchase a deceptive, three bedroom, double bay fronted, semi-detached family home on the well regarded Arnold Avenue, Styvechale. This beautiful property really needs to be viewed to be fully appreciated and very briefly comprises; off road parking accessed via a dropped kerb, tandem garage, storm porch, entrance hallway, spacious through lounge dining room, modern kitchen with a range of integral appliances, three well proportioned bedrooms, bathroom with separate walk-in shower and a large, private and mature south/west facing rear garden. The property benefits from new double glazed windows throughout - Installed in 2023 - & NEW ROOF DECEMBER 2024! - Loft accessed via pull down ladders with insulation, boarding, light and Velux skylight. CALL NOW TO SECURE A VIEWING!

LOCATION

Situated in the very popular area of Styvechale, within easy reach of both Howes and St Thomas More primary schools, local amenities on Dawlish Drive, the A45 and motorway network access, plus Jaguar Land Rover.

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.

£375,000

- NEW ROOF DECEMBER 2024
- MODERN KITCHEN BREAKFAST ROOM
- THREE GOOD SIZED BEDROOMS
- LARGE SOUTH WEST FACING MATURE & PRIVATE GARDEN
- BRIGHT AND SPACIOUS LOUNGE DINER
- NEW WINDOWS 2023





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.







Arnold Avenue, Coventry





Total Area: 109.7 m² ... 1181 ft²

All measurements are approximate and for display purposes only

CONTACT

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