



3 Bedroom House - Semi-Detached
located on Meadfoot Road,
Coventry
Offers Over £240,000

UP Estates



**** DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME - LARGE SOUTH/EAST FACING GARDEN - OUTBUILDINGS WITH POWER/LIGHT - DRIVEWAY - OPEN PLAN KITCHEN/DINER - BOILER CIRCA 1 YR OLD **** This is a fantastic opportunity to purchase a spacious three double bedroom semi-detached family home on Meadfoot Road. This beautifully presented property has so much to offer, viewing is essential! Briefly comprising; driveway, entrance hall, living room, open plan kitchen/diner including Range Cooker, impressively sized south/east facing garden, outbuildings boasting power/light, all to the ground floor. On the first floor off of the landing are three double bedrooms and the family bath/shower room. The property benefits from a combination boiler fitted in 2024 & the loft is boarded with ladders, light & skylight! **CALL NOW TO VIEW!**

LOCATION

This fantastic family home is set in a highly convenient location, surrounded by a wealth of local amenities, retail parks, schools, and excellent road links that provide easy access in and around the city.

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.

All fixtures and fittings ultimately are to be agreed with the seller via

Offers Over £240,000

- LARGE SOUTH/EAST FACING GARDEN
- THREE DOUBLE BEDROOMS
- FAMILY BATH & SHOWER ROOM
- OPEN PLAN KITCHEN DINER
- OUTBUILDINGS WITH POWER/LIGHT
- DRIVEWAY TO FRONT ASPECT





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.







Meadfoot Road, Coventry





Total Area: 93.2 m² ... 1004 ft² (excluding store)

All measurements are approximate and for display purposes only

CONTACT

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