



**3 Bedroom House - Terraced**  
**located on Northumberland Road,**  
**Coventry**  
**£175,000**

**UP Estates**





**\*\*THREE DOUBLE BEDROOMS - TWO RECEPTION ROOMS - UTILITY - PERFECT RENNOVATION PROJECT\*\***

Welcome to this charming mid-terraced house located in Spon End. This property offers a fantastic opportunity for those looking to put their own stamp on a home, with three bedrooms and two reception rooms waiting to be transformed into your dream living space.

With a spacious garden perfect for outdoor entertaining and summer barbecues, as well as a utility room for added convenience, this property has great potential. The kitchen is ready and waiting for your creative touch, offering the chance to design your ideal culinary haven.

Briefly comprising of; hallway, two spacious reception rooms, understairs storage, utility and kitchen with access to an enclosed rear garden. Heading upstairs we have three double bedrooms and a family bathroom.

Located in a great neighbourhood with easy access to local amenities and transport links, this house is an ideal investment opportunity or perfect project for those seeking a renovation challenge. Don't miss out on the chance to make this house your own - schedule a viewing today!

**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 the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

£175,000

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- PERFECT RENNOVATION PROJECT
- ENCLOSED GARDEN
- OUTSIDE STORAGE
- FAMILY BATHROOM
- UTILITY ROOM





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









Northumberland Road, Coventry







Total Area: 92.5 m<sup>2</sup> ... 996 ft<sup>2</sup>

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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

 UP Estates