



3 Bedroom House - Terraced
located on St. Giles Road, Coventry
£260,000

UP Estates



£260,000

- NO FORWARD CHAIN
- EXTENDED, SPACIOUS FAMILY HOME
- THREE BEDROOMS & USABLE LOFT
- FAMILY SHOWER ROOM
- GARAGE & DRIVEWAY
- SPACIOUS MATURE GARDEN

**** No Forward Chain - Extended, Deceptively Spacious Family Home - Garage & Driveway - Three Bedrooms & Usable Loft - Family Bathroom **** This is a fantastic opportunity to purchase a three bedroom, double bay fronted, extended family home on St. Giles Road, Ash Green. This beautifully presented property very briefly comprises; driveway, entrance hall, spacious lounge diner, kitchen breakfast room, spacious mature 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 shower room. There is also a versatile usable loft! Conveniently positioned for local shops, bus routes and Ash Green Secondary School. There is easy access to the A444 the M6 motorway, the Arena Shopping Park, Bedworth, and Coventry. This property is offered with NO ONWARD CHAIN - Call now to view!

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 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.





St. Giles Road, Coventry





Total Area: 105.7 m² ... 1138 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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