



**3 Bedroom House - Terraced**  
**located on Barnfield Avenue,**  
**Coventry**  
**£220,000**

**UP Estates**



£220,000

- NO UPWARD CHAIN
- MID TERRACE PROPERTY
- THREE BEDROOMS
- EXTENDED TO THE REAR
- LOUNGE/ DINER
- KITCHEN AND UTILITY
- BATHROOM AND SHOWER ROOM
- DRIVEWAY TO FRONT

**\*\*NO UPWARD CHAIN\*\* \*\*EXCELLENT OPPORTUNITY WITH SOME UPDATING REQUIRED\*\***

Located in the desirable area of Allesley, this extended three-bedroom, mid-terrace house on Barnfield Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 1,089 square feet, this property is ideal for families or those seeking a spacious home.

The property is well proportioned throughout and though needing a little modernisation does benefit from recently fitted central heating and has a lounge/ diner and extended kitchen to the ground floor with a ground floor shower room and family bathroom located on the first floor. To the rear the property is not overlooked and has a generous rear garden and a driveway to the front. In brief the property comprises; Porch, hallway, lounge/ diner, kitchen, utility and ground floor shower room to the first floor. To the first floor there are three bedrooms and a family bathroom.

Call today to arrange your viewing to not miss out on this property.

### 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.







Barnfield Avenue, Allesley, Coventry





Total Area: 101.2 m<sup>2</sup> ... 1089 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

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