



3 Bedroom House - End Terrace
located on Burnaby Road, Coventry
Offers Over £180,000

UP Estates



Offers Over £180,000

- NO UPWARD CHAIN
- END TERRACED PARKING
- OFF-ROAD PARKING TO THE REAR
- OPEN PLAN KITCHEN/ DINER
- FRONT AND REAR GARDENS
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- OUTBUILDINGS WITH PLUMBING AND ELECTRICS

NO UPWARD CHAIN - IDEAL FOR FIRST TIME BUYERS OR INVESTORS - END TERRACED - THREE BEDROOMS - OFF-ROAD PARKING TO THE REAR

Here is a fantastic opportunity to purchase this well presented property which is situated on the ever-convenient Burnaby Road. This characterful three-bedroom end-terrace home offers a fantastic opportunity for first-time buyers, small families, or investors or those wishing to downsize and seeking a home that is ready to move in and presented to an excellent condition throughout offering charm, practicality, and plenty of potential to grow.

Step into a welcoming entrance hallway, complete with a cloakroom housing the boiler and under-stairs storage, leading into an inviting living room and a bright, sociable kitchen/diner. Upstairs features a double bedroom to the rear aspect which has new carpet and light and welcoming double bedroom to the front and a third single bedroom which has new carpet. There is also a well-kept family bathroom with shower over bath. The layout is well-proportioned and makes excellent use of space.

Outside, the rear garden is a real highlight—perfect for relaxing or entertaining and an ideal setting for a future extension (subject to planning). There are also two outbuildings—one with plumbing, the other with electrics—offering handy utility or storage space.

To the rear there is a gated and secure off-road parking area provides off-street parking and peace of mind, adding a rare and valuable feature to this home.

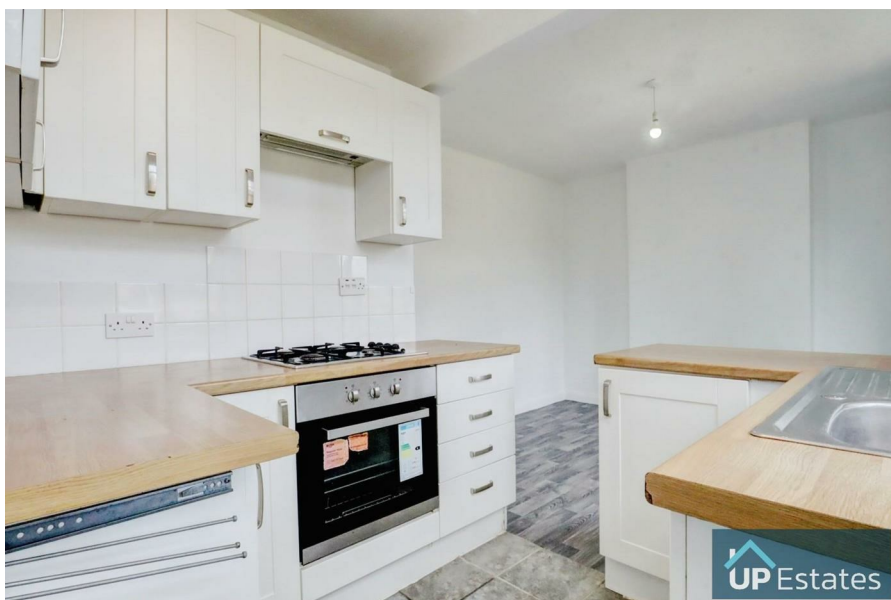
Conveniently located close to a wide range of local amenities, shops, schools, and transport links—including the Coventry Building Society Arena and Coventry Arena railway station—this property offers excellent connectivity while enjoying a quieter, more residential feel on the edge of the city.

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 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.

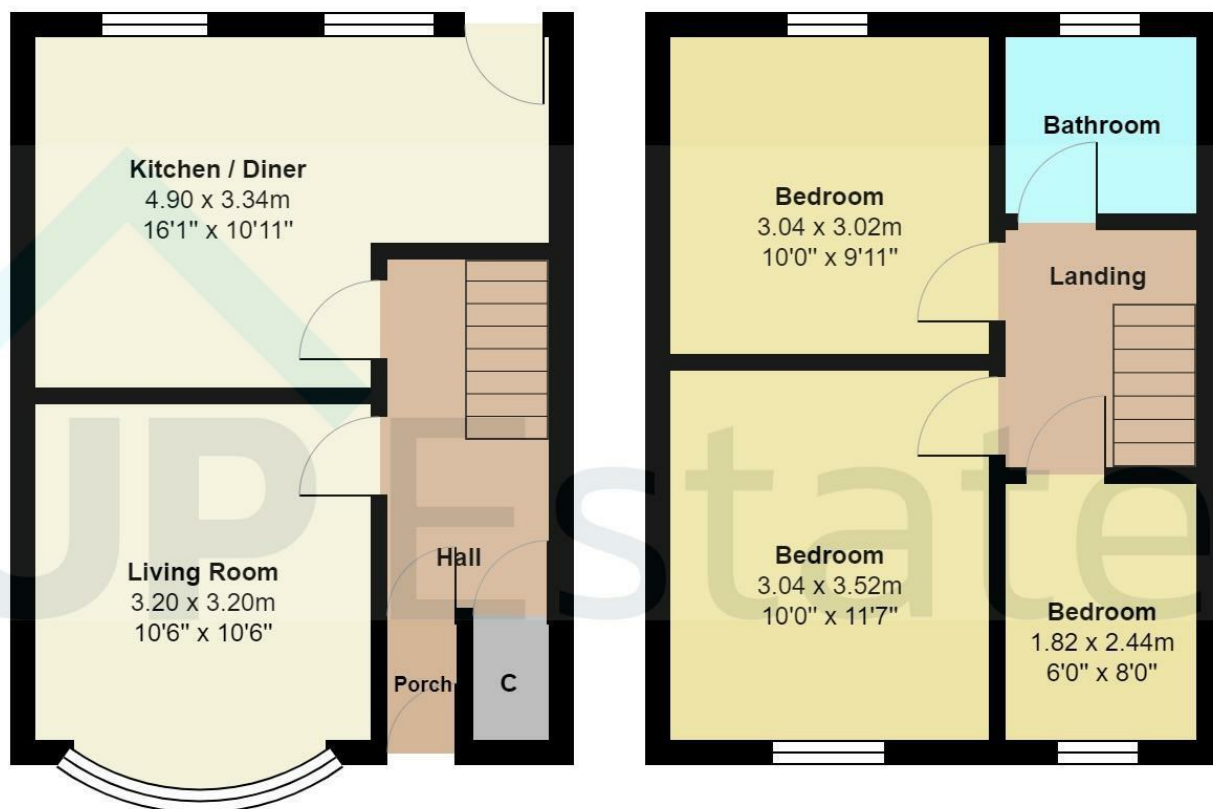
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Burnaby Road, Coventry





Total Area: 67.2 m² ... 723 ft²

All measurements are approximate and for display purposes only

CONTACT

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