



**2 Bedroom House - Semi-Detached**  
**located on Homestead, Coventry**  
**£215,000**

**UP Estates**





**\*\* BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME - LOVELY PRIVATE GARDEN WITH STORAGE - TWO DOUBLE BEDROOMS - WC & FAMILY BATHROOM - KITCHEN/DINER \*\*** This stunning semi-detached property is truly one to view! Very briefly comprising of a double driveway, kitchen diner, W/C, storage cupboard, a spacious lounge and a private rear garden with paving and storage shed, all to the ground floor. On the first floor there are two double bedrooms (bedroom one with integrated storage) followed by the family bathroom.

### LOCATION

Found in a modern development on the north side of Coventry, conveniently close to the Coventry Arena and Hospital. The University Hospital is approximately 8 minutes away by car and the Coventry Arena and shopping park is also 8 minutes (source: Google Maps). Well regarded nearby schools include Cardinal Wiseman and Grace Academy, amenities include Wyken Pool nature reserve and Longford Park. Coventry city centre, the M6, A444 and connecting commuter routes are all easily accessible

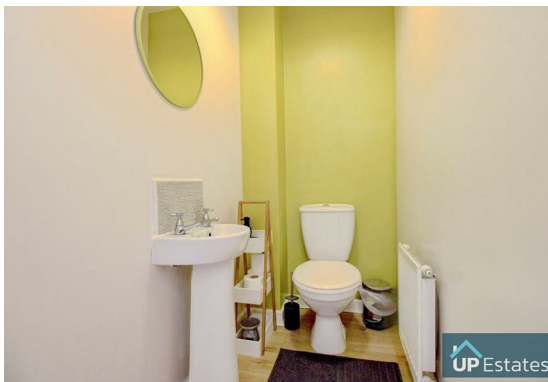
### IMPORTANT NOTE TO PURCHASERS

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.

£215,000

- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- TWO CAR DRIVEWAY
- WC & FAMILY BATHROOM
- POPULAR LOCATION
- COUNCIL TAX BAND B, EPC RATED B





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.

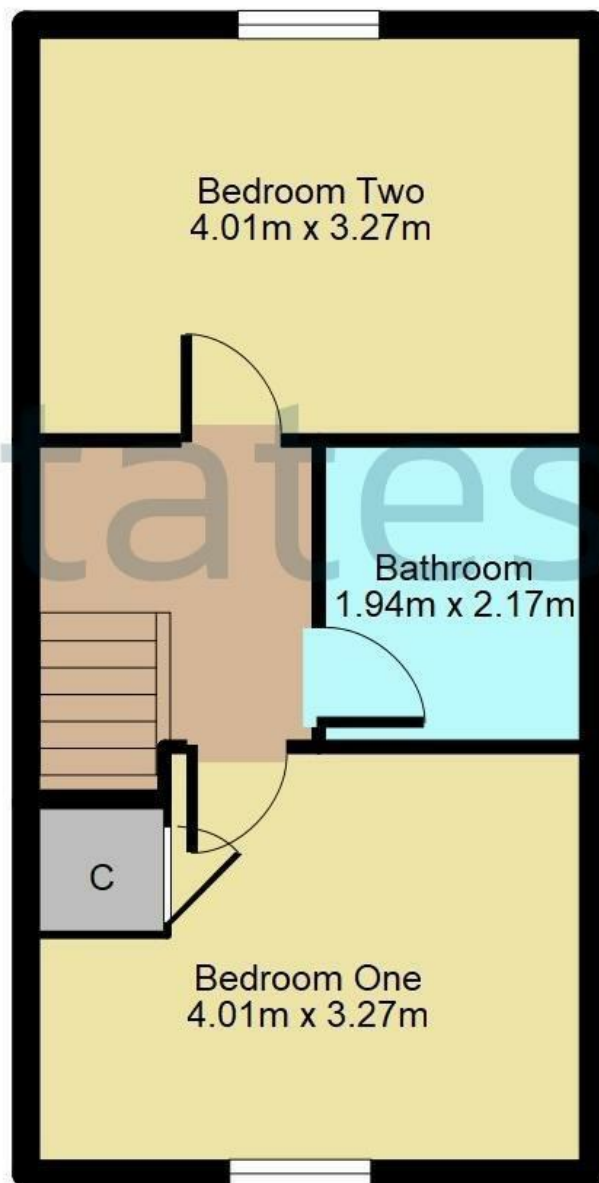






## Homestead, Coventry





APPROX GROSS INTERNAL FLOOR AREA: 66 sq. m / 710 sq. ft

For illustrative purposes only. Measurements are approximate and not to scale.

(c) Up Estates

## CONTACT

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