



3 Bedroom House - Terraced
located on Druid Road, Coventry
Offers Over £230,000

UP Estates



3



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**** No Forward Chain - Beautifully Maintained Double Bay Fronted Family Home - Open Plan Lounge/Diner - Three Good Sized Bedrooms - Highly Sought After Location - Spacious Garden & Garage **** This is a fantastic opportunity to purchase a deceptively spacious, three bedroom, double bay fronted family home on the popular Druid Road. This much loved and beautifully maintained property benefits from having no forward chain and very briefly comprises; walled front garden, storm porch, entrance hall, open plan lounge diner with dual aspect windows, kitchen breakfast room, lovely mature garden with gated rear access and garage, all to the ground floor. On the first floor off of the landing are three well-proportioned bedrooms and the re-fitted modern shower room. Call immediately to secure a viewing!

LOCATION

Druid Road is located in the Lower Stoke area of Coventry within easy reach of both Wyken and Binley. The location itself is handy for travel into the city centre or across the city thanks to the great road links, dedicated cycle lanes and frequent busses. More locally, there are a variety of supermarkets, shops and services all within walking distance, while families will enjoy being in close proximity to Stoke Park School (0.3m) and a variety of other well-regarded primaries.

Some notable local landmarks include: Empress Arcade Shops & Supermarkets (0.2m), Ball Hill Shopping Parade (0.2m), University Hospital C&W (1.0m), City Centre (1.0m), University Hospital C&W (1.8m).

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering

**Offers Over
£230,000**

- NO FORWARD CHAIN
- DOUBLE BAY FRONTED, THREE BEDROOM FAMILY HOME
- BEAUTIFUL GARDEN WITH GARAGE ACCESS
- BRIGHT OPEN PLAN LOUNGE/DINER
- KITCHEN BREAKFAST ROOM
- POPULAR LOCATION





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.

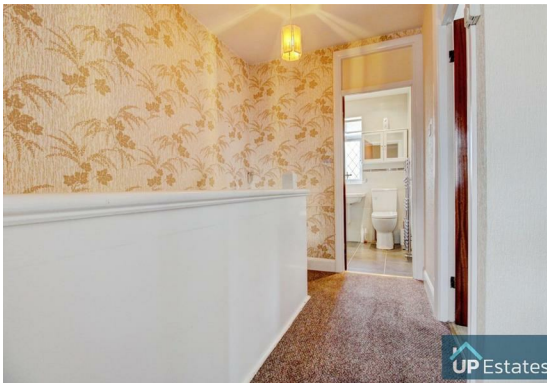
All measurements have been taken as a guide to prospective buyers only and are not precise.



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.

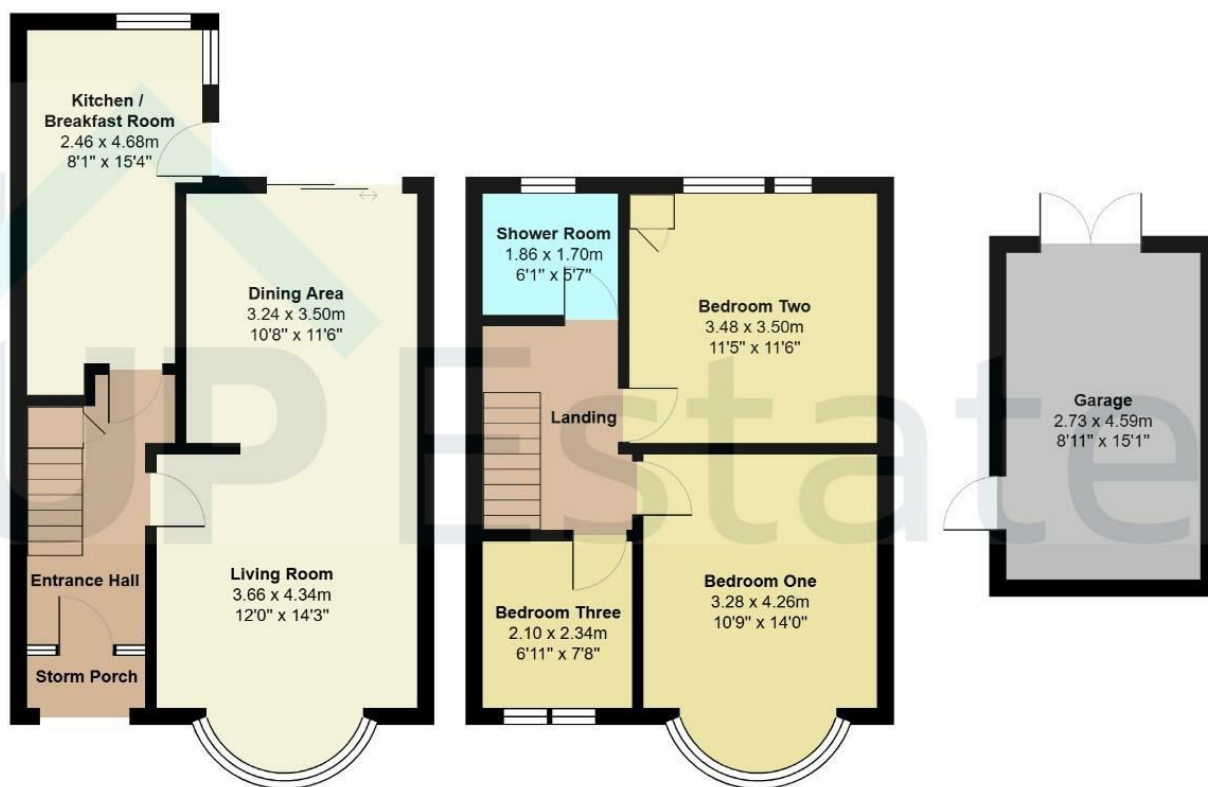
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Druid Road, Coventry





Total Area: 88.2 m² ... 950 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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