

**3 Bedroom House - Semi-Detached**  
**located on Lincroft Crescent,**  
**Coventry**  
**Offers Over £265,000**

**UP Estates**





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Offers Over  
£265,000

- NO FORWARD CHAIN
- EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- WC & FAMILY BATHROOM
- PRIVATE GARDEN
- DOUBLE GATED DRIVEWAY
- SPACIOUS LOUNGE DINER
- EXTENDED KITCHEN DINER
- SOUGHT AFTER LOCATION

**\*\* NO FORWARD CHAIN - EXTENDED KITCHEN DINER - THREE BEDROOM SEMI-DETACHED FAMILY HOME - SOUTH FACING GARDEN - SIZABLE LOUNGE DINER - WC & FAMILY BATHROOM - GATED DRIVEWAY - SOUGHT AFTER COUNDON LOCATION \*\*** Located in the highly desirable area of Coundon, this beautifully presented three-bedroom semi-detached family home is offered with no forward chain, making it an ideal choice for first-time buyers, growing families, or investors.

Step inside to discover a sizable lounge diner, perfect for entertaining or relaxing with the family. To the rear, the property has been thoughtfully extended to include a modern kitchen diner, offering ample space for cooking, dining, and social gatherings. A convenient ground floor WC adds practicality for busy households.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, providing comfortable living space for all the family.

Outside, the home benefits from a gated driveway offering secure off-road parking, and a private south facing rear garden ideal for children to play or for outdoor dining.

This superb home enjoys a prime position in a popular residential area, close to excellent local schools, shops, and transport links. The properties loft is insulated, boarded with light and ladder. CALL NOW TO VIEW!

## LOCATION

This family home is conveniently located to local shops, transport links & schools such as Coundon Court, Kingsbury Academy, Bablake School, Coundon Primary School & Hollyfast Primary. With great access links to the A45 (Birmingham) & A4114 (Coventry City Centre) The property benefits from a range of amenities such as Co-op, Tesco's, St Christopher primary school and Lake view park all within a 10-minute walk.

## 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.

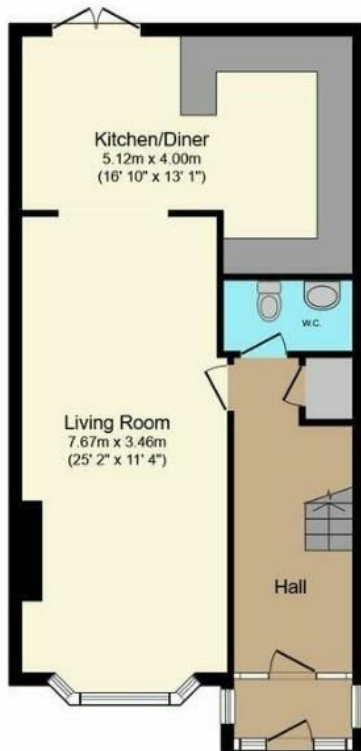






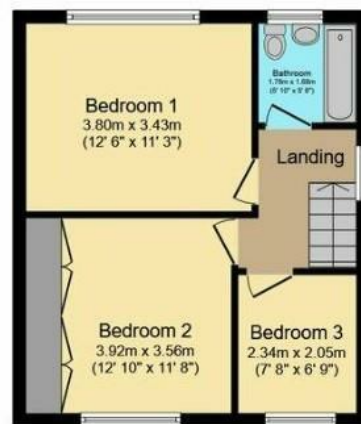
Lincroft Crescent, Coventry





### Ground Floor

Floor area 62.4 sq.m. (671 sq.ft.) approx



### First Floor

Floor area 36.5 sq.m. (393 sq.ft.) approx

Total floor area 98.9 sq.m. (1,064 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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