

**4 Bedroom House - Semi-Detached**  
**located on Macdonald Road,**  
**Coventry**  
**£260,000**

**UP Estates**





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FOUR-BED SEMI-DETACHED HOME | HUGE RENOVATION POTENTIAL | LARGE REAR GARDEN & GARAGE | NO UPWARD CHAIN

Situated on Macdonald Road, just off Sewall Highway in the popular Wyken area of Coventry, this four-bedroom semi-detached property presents a fantastic opportunity for buyers seeking a project with enormous potential. The location offers excellent access to local amenities, including shops and schools, with Coventry University Hospital and key road links such as the M6, M69, and A46 all within easy reach.

The property itself was part-way through renovation, giving buyers the perfect chance to put their own stamp on the home. The ground floor offers a spacious entrance hall, a bright living room, a separate dining room, and a kitchen.

Upstairs, you'll find four well-proportioned bedrooms alongside a family bathroom, providing plenty of space for a growing family.

Externally, the property really stands out with a very large rear garden and an external garage offering further storage or workshop potential. To the front, driveway space has already been excavated, saving a significant cost and laying the groundwork for off-road parking.

With no upward chain, this is an ideal purchase for those looking to create their forever home or secure a rewarding investment.

## 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

# £260,000

- NO UPWARD CHAIN
- SPACIOUS FOUR-BED SEMI-DETACHED HOME
- PROPERTY REQUIRES RENOVATION – HUGE POTENTIAL
- SPACIOUS LIVING ROOM & SEPARATE DINING ROOM
- KITCHEN & LARGE ENTRANCE HALL
- VERY LARGE REAR GARDEN WITH EXTERNAL GARAGE
- FRONT DRIVEWAY SPACE EXCAVATED – COST SAVING FOR BUYER



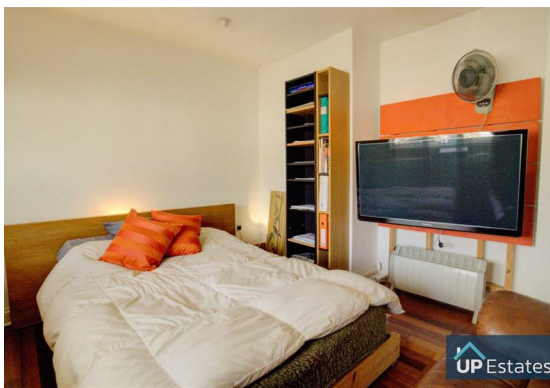
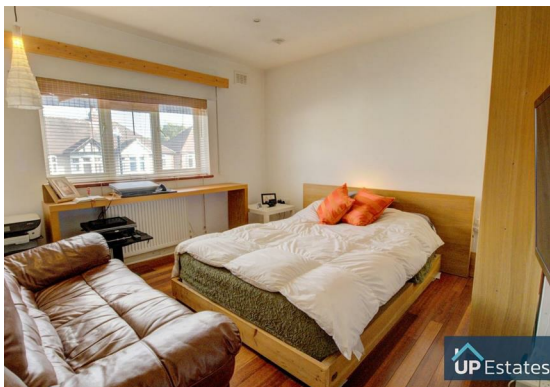


vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.





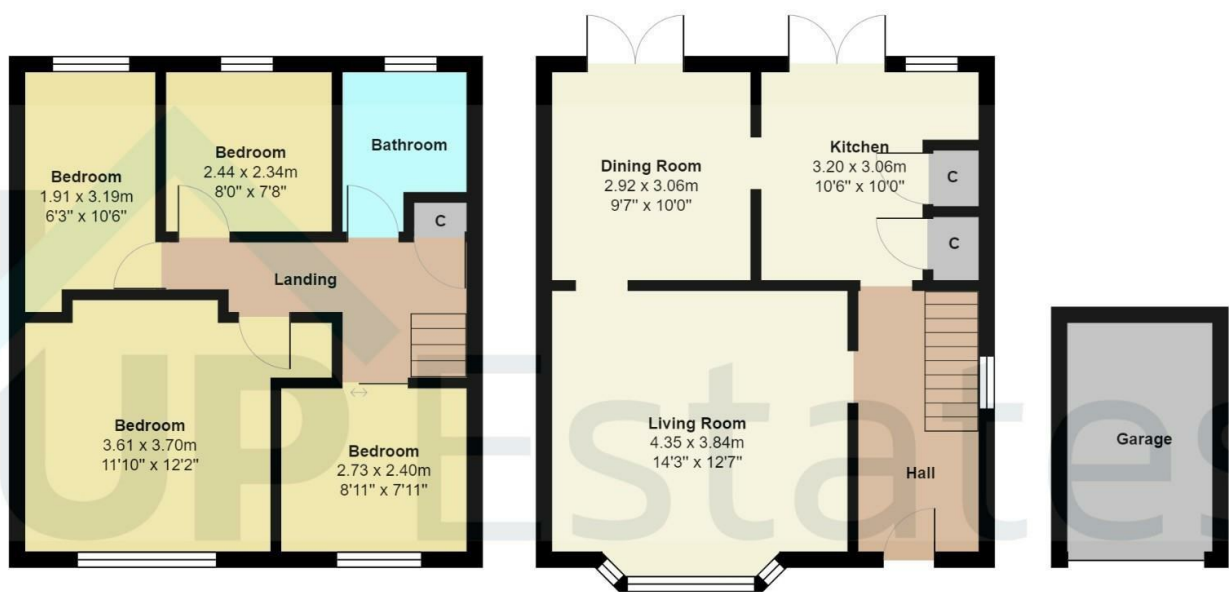




Macdonald Road, Coventry







Total Area: 91.0 m<sup>2</sup> ... 979 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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