



**3 Bedroom House - Terraced
located on Mayflower Drive,
Coventry
Offers Over £220,000**

 **UP Estates**



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Offers Over £220,000

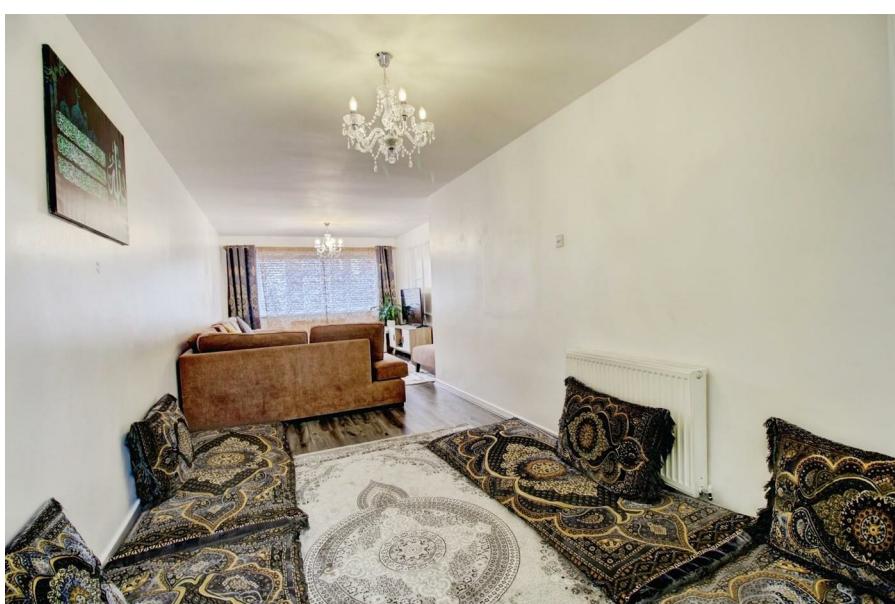
- EXTENDED FAMILY HOME
- THREE DOUBLE BEDROOMS
- NO FORWARD CHAIN
- WC, UTILITY CBD & BATHROOM
- DRIVEWAY & GARAGE WITH POWER/LIGHT
- POPULAR LOCATION

** No Forward Chain - Beautifully Presented, Extended Family Home - Three Double Bedrooms - WC, Utility Cbd & Family Bathroom - Driveway & Garage - Spacious Lounge & Dining Room ** A beautifully presented and thoughtfully extended three double bedroom terraced family home, offering generous living space throughout and has no forward chain!

The property is set in a highly desirable location with excellent public transport links providing regular services into the City. The road is just moments from areas of natural beauty, including expansive open green spaces and riverside walks, home to an abundance of wildlife.

To the front, a concrete driveway (completed approximately a few months ago) provides off-street parking and leads into a bright and welcoming entrance hallway with access to the ground floor accommodation. The impressively proportioned family living room features large windows that flood the space with natural light and flows seamlessly into the extended dining area. Additional ground floor benefits include a utility cupboard, downstairs WC, and a door opening onto the rear garden, which in turn provides access to the garage. The garage is equipped with power, lighting, and its own fuse box. The kitchen offers a range of wall and base units with space for appliances.

The first floor comprises three well-proportioned double bedrooms, two of which benefit from fitted wardrobes, along with a modern refitted family bathroom. The combination boiler was installed approximately three years ago. Call now to secure a viewing!





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



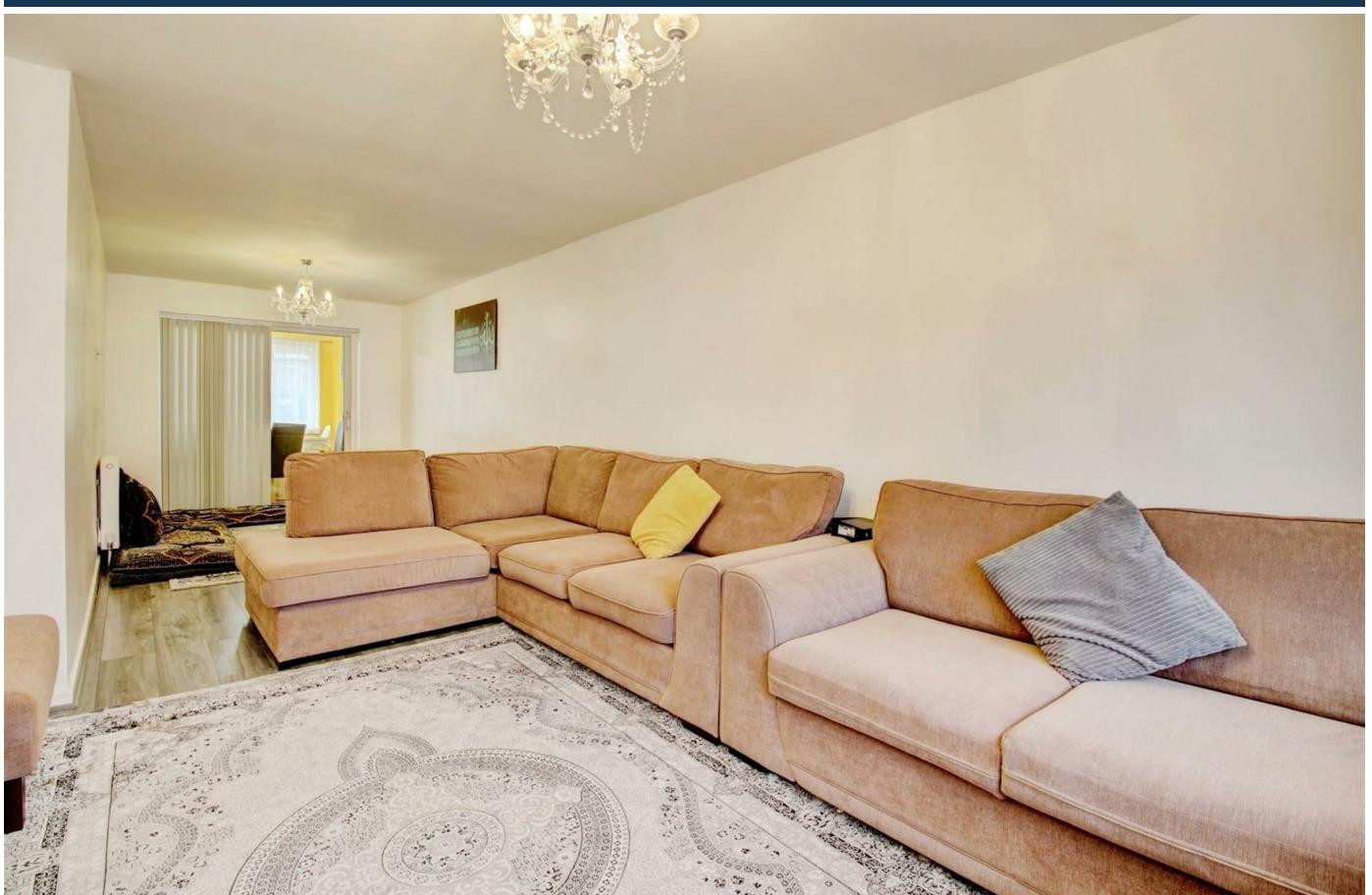
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

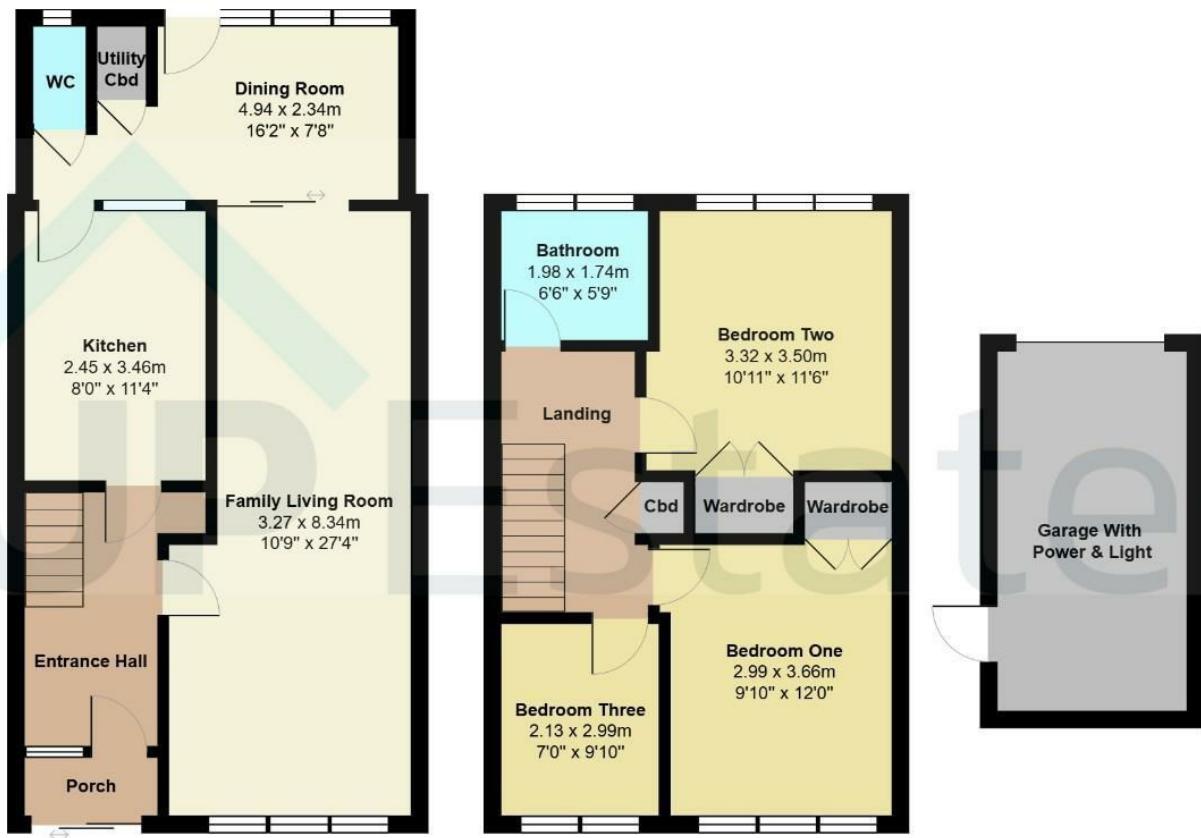
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Mayflower Drive, Coventry





Total Area: 98.3 m² ... 1058 ft² (excluding garage with power & light)

All measurements are approximate and for display purposes only

CONTACT

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