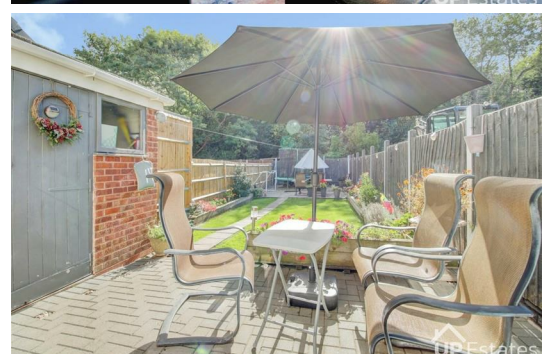
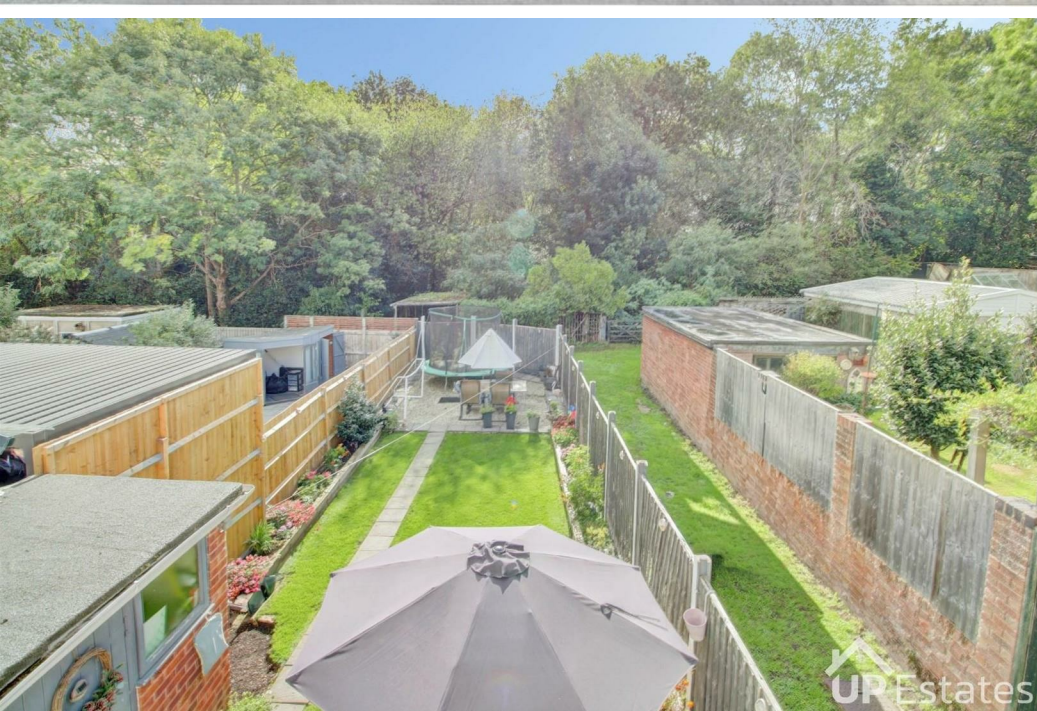




3 Bedroom House - End Terrace
located on Ashington Grove,
Coventry
Offers Over £260,000

 **UP Estates**



BEAUTIFULLY PRESENTED HALLS TOGETHER END OF TERRACE FAMILY HOME - SOUTH FACING PRIVATE LANDSCAPED GARDEN - THREE GOOD SIZED BEDROOMS - DOUBLE BAY FRONTED - DRIVEWAY PARKING - GATED SIDE ACCESS - LEAN-TO/UTILITY ROOM - POPULAR COVENTRY LOCATION

This beautifully presented and well-proportioned three bedroom, double bay fronted end of terrace family home offers an excellent opportunity for a purchaser looking for a property that is ready to move into, whilst also providing the space and practicality expected from a family home. Located in the popular Halls Together area of Coventry, the property is conveniently positioned for a range of local amenities, everyday shopping and transport links, as well as being within easy reach of Jaguar Land Rover.

The property enjoys a particularly attractive front, with a driveway providing off-road parking to the front, gated side access and a private, south-facing rear garden, offering an excellent outdoor space for entertaining or enjoying the sunshine throughout the day. The end-of-terrace position also provides additional privacy and practical side access.

Internally, the accommodation is well laid out, the ground floor briefly comprises an entrance hall, a spacious lounge/diner providing a comfortable and versatile reception space, a fitted kitchen and a useful lean-to/utility room offering additional storage and practical household space.

To the first floor are three good-sized bedrooms, together with a family bathroom.

Externally, the property benefits from a driveway to the front, gated side access and a private south-facing landscaped rear garden, which is complemented by a useful storage room.

Overall, this is a fantastic opportunity to purchase a well-presented and generously proportioned three bedroom end of terrace family home in a popular Coventry location. Viewing is highly recommended to appreciate the accommodation and presentation on offer.

Offers Over £260,000

- BEAUTIFULLY PRESENTED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- HALLS TOGETHER END OF TERRACE
- OPEN PLAN LOUNGE DINER
- SOUTH FACING LANDSCAPED GARDEN
- COUNCIL TAX BAND B



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.

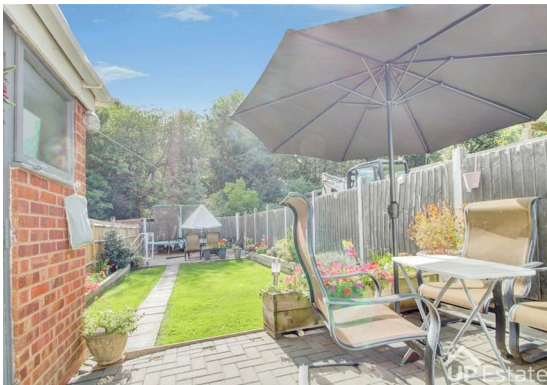


While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



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.



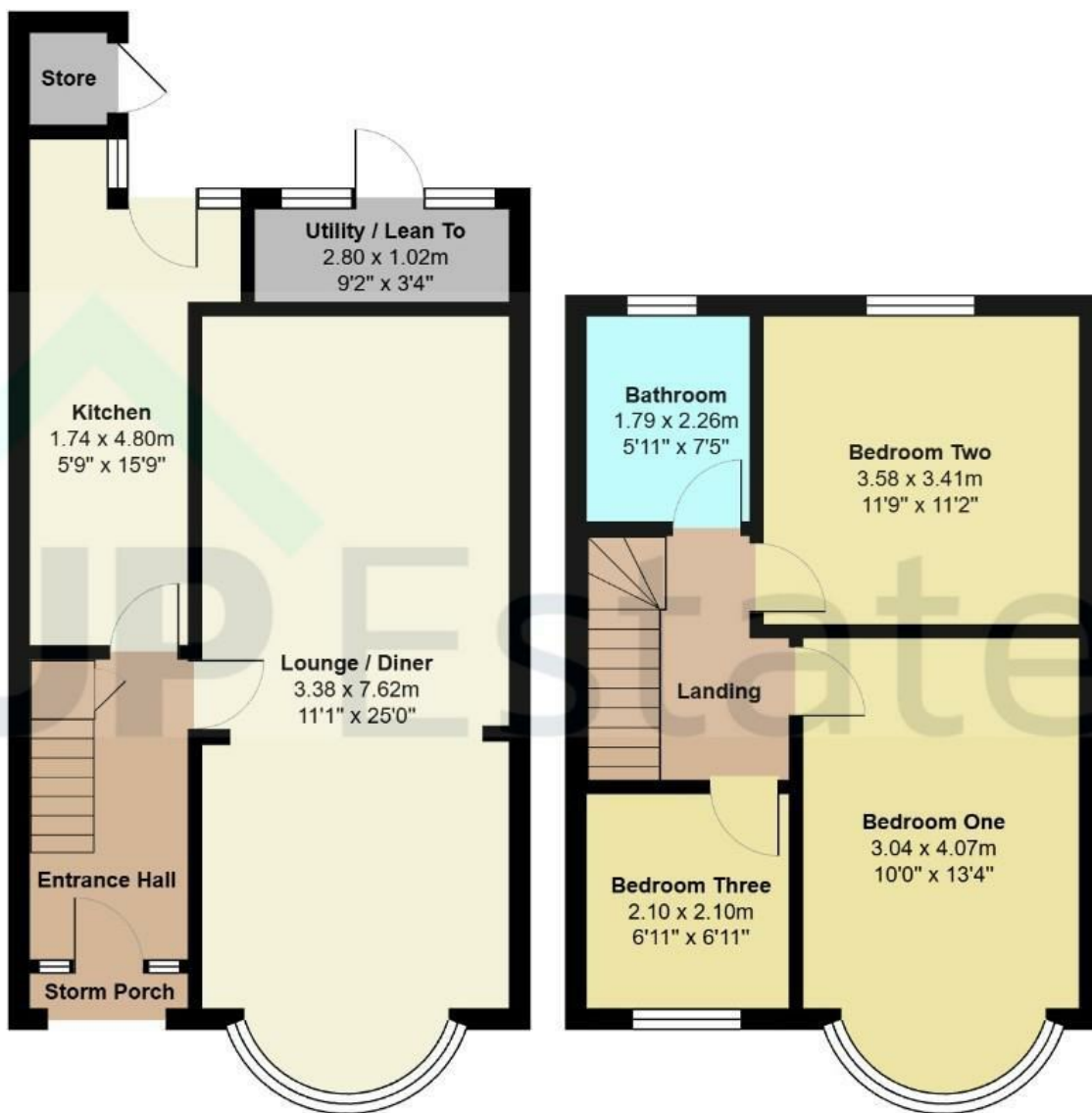
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Ashington Grove, Coventry





Total Area: 92.6 m² ... 997 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates