







3 Bedroom House - Semi-Detached

located on Humber Road, Coventry

£260,000

UP Estates

UP Estates

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£260,000

- NO UPWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE DINER
- SEPARATE FITTED KITCHEN
- DOWNSTAIRS WC
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- TWO PARKING SPACES TO FRONT ASPECT
- COUNCIL TAX BAND B

NO UPWARD CHAIN | TWO PARKING SPACES | THREE BEDROOM SEMI-DETACHED HOME | SPACIOUS LOUNGE DINER | MAIN BEDROOM WITH EN-SUITE | DOWNSTAIRS WC | LOW MAINTENANCE, GOOD SIZED REAR GARDEN

Offered to the market with no upward chain, this three bedroom semi-detached home on Humber Road offers well proportioned accommodation across two floors. With a spacious lounge diner, a separate kitchen and an en-suite to the main bedroom, the property provides a practical layout for everyday family living.

The accommodation begins with a welcoming two front parking spaces, entrance hall, a downstairs WC and stairs rising to the first floor. Positioned at the front of the property, the kitchen features a range of fitted units, worktop space, a built-in oven and hob, alongside space for appliances.

To the rear, the spacious lounge diner provides an excellent space to relax and entertain, with room for both living and dining furniture. A useful storage cupboard adds further practicality, while French doors open onto the rear garden, bringing natural light into the room.

Upstairs, there are three bedrooms, including a generous main bedroom benefiting from its own en-suite shower room. A family bathroom serves the remaining bedrooms, while a cupboard off the landing provides additional storage.

Externally, the property enjoys an enclosed, low maintenance rear garden arranged over two levels, with artificial lawn, paved seating areas and steps connecting the spaces. A front gate provides additional access.

This is a fantastic opportunity to acquire a home with a practical layout, generous living space and the added advantage of no upward chain.





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.



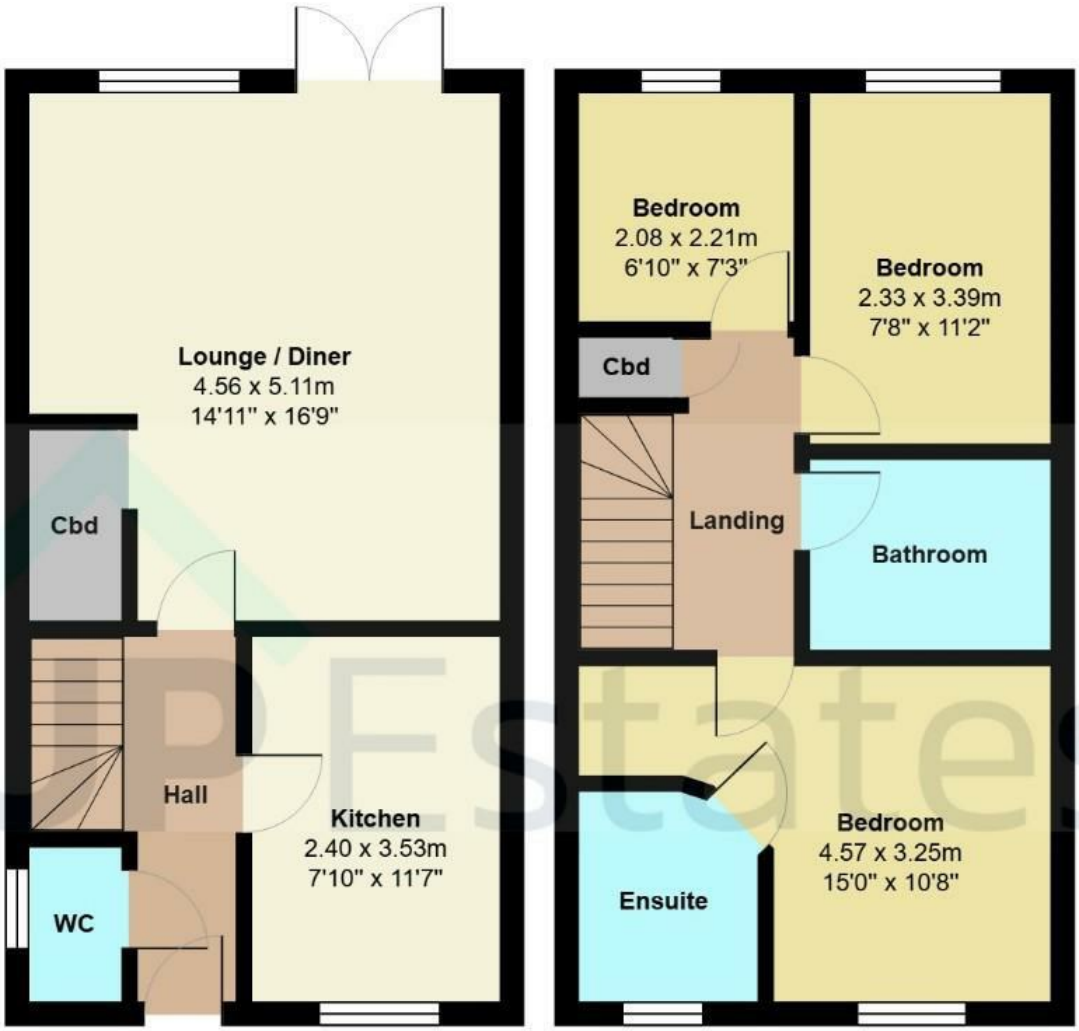
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Humber Road, Coventry





Total Area: 80.3 m² ... 865 ft²

All measurements are approximate and for display purposes only

CONTACT

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