







3 Bedroom House - Terraced

located on Browning Road, Coventry

Offers Over £250,000

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Offers Over £250,000

- NO FORWARD CHAIN
- THREE BEDROOM TERRACED HOME
- LOUNGE DINER AND OFFICE/STUDY AREA
- POPULAR WYKEN LOCATION
- SUNNY PRIVATE GARDEN
- COUNCIL TAX BAND B

NO FORWARD CHAIN - BEAUTIFUL PRIVATE & SUNNY GARDEN - SPACIOUS LOUNGE/DINER WITH SEPARATE STUDY/OFFICE AREA - EXTENDED KITCHEN/BREAKFAST ROOM - POPULAR WYKEN LOCATION - THREE BEDROOMS - BOILER APPROX. 3 YEARS OLD

This is a fantastic opportunity to purchase an extended three-bedroom family home, ideally situated in the popular area of Wyken and offered with no forward chain. The property offers generous living accommodation, a fantastic rear garden and excellent potential, making an internal viewing essential to fully appreciate what is on offer.

Very briefly, the ground floor comprises; front garden with potential to create off-road parking (subject to any necessary permissions), entrance hall, spacious open-plan lounge/diner with a useful separate study/office area, and an extended kitchen/breakfast room benefiting from underfloor heating.

To the rear is a beautiful, private and sunny garden, which is non-overlooked and provides an excellent outdoor space for relaxing or entertaining, along with a large shed offering useful storage.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom.

Further benefits include a boiler approximately three years old and the property's highly popular Wyken location, with a range of local amenities, schools and transport links within easy reach.

Call Up Estates today to arrange your 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.

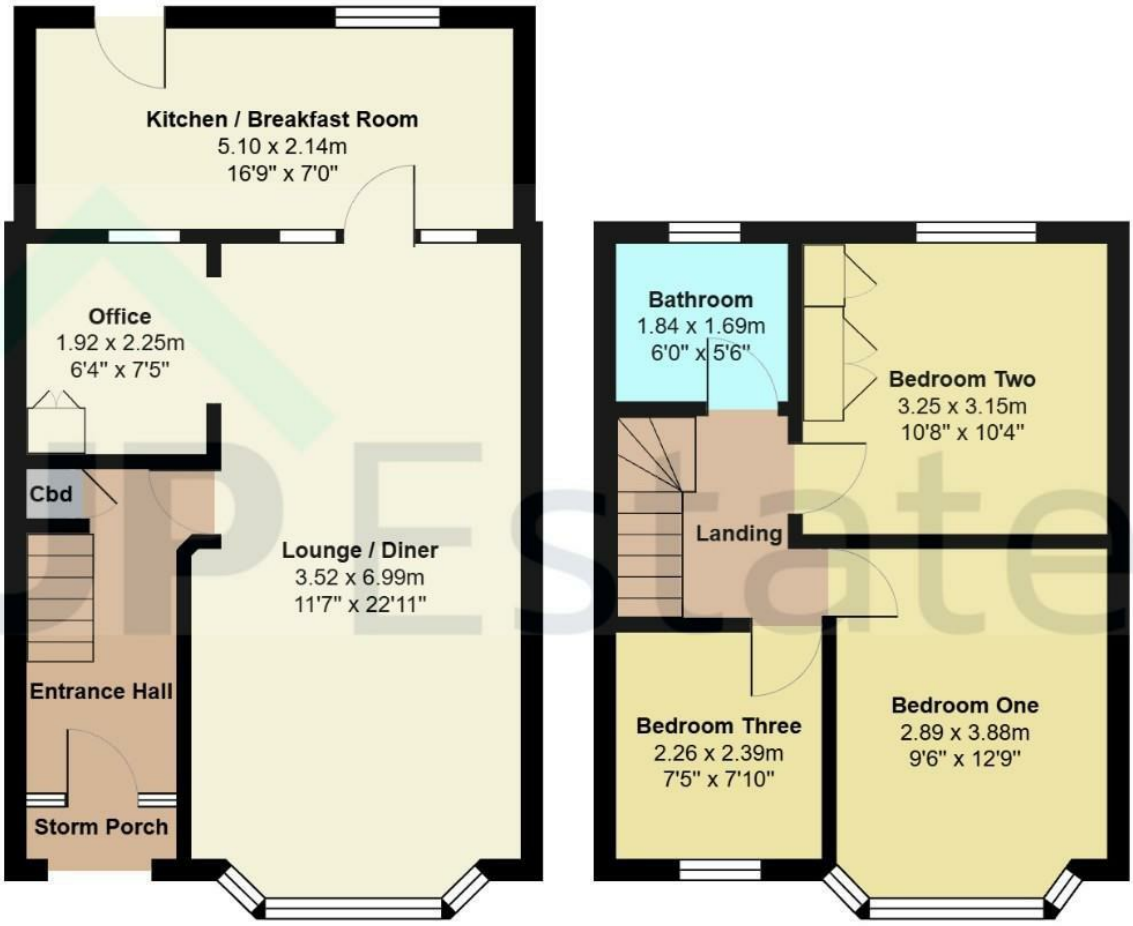
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

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



Browning Road, Coventry





Total Area: 82.9 m² ... 892 ft²

All measurements are approximate and for display purposes only

CONTACT

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