



**3 Bedroom House - End Terrace**  
**located on Silverdale Close,**  
**Coventry**  
**£240,000**

**UP Estates**



**\*\* NO FORWARD CHAIN - HALLS TOGETHER END OF TERRACE - OPEN PLAN LOUNGE/DINER - THREE BEDROOMS - POPULAR LOCATION \*\*** Situated just off Aldermans Green Road, this well presented three bedroom end terrace home occupies a convenient location close to Longford Park and Wyken Slough. The property benefits from easy access to the M6 and A444, and is within close proximity to Coventry Arena Train Station and Arena Shopping Park, making it ideal for commuters and families alike.

The accommodation briefly comprises a low maintenance front garden, leading to the porch and entrance hall, allowing access to the spacious open plan living and dining room, followed by the kitchen. The living space benefits from a bay window to the front, while the dining area features double doors opening onto the rear garden.

To the first floor, there are two spacious double bedrooms and a well proportioned single bedroom, and a modern family bathroom.

Externally, the private and low maintenance rear garden has gated side access and door into the spacious garage. Call now to view!

£240,000

- NO FORWARD CHAIN
- OPEN PLAN LOUNGE DINER
- GARAGE AND GATED ENTRY
- THREE BEDROOMS
- COUNCIL TAX BAND B
- FRONT & REAR LOW MAINTENANCE GARDENS





## LOCATION

Silverdale Close and is within close proximity to local retail shops, Arena Shopping Park, motorway networks, schools, useful amenities and walking distance to local park and also nature park.

## 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.





Silverdale Close, Coventry





Total Area: 94.0 m<sup>2</sup> ... 1012 ft<sup>2</sup> (excluding store, garage)

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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

 **UP** Estates