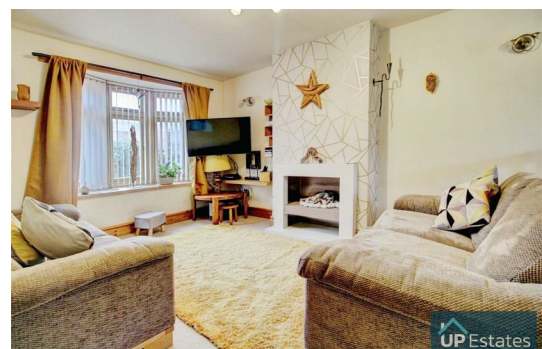




3 Bedroom House - Link Detached
located on Norman Avenue,
Coventry
Offers Over £300,000

UP Estates



**** RE-FITTED HIGH QUALITY WINDOWS & EXTERNAL DOORS THROUGHOUT | NO FORWARD CHAIN | IMMACULATELY PRESENTED THREE DOUBLE BEDROOM LINK-DETACHED FAMILY HOME - STUNNING FAMILY BATH & SHOWER ROOM - GARAGE & DRIVEWAY - SOUGHT AFTER LOCATION NEAR UNIVERSITY HOSPITAL **** This beautifully presented, turn key family home is now available for purchase with no forward chain! Set in the highly desirable area of Walsgrave, the property very briefly comprises; driveway, garage with power/light, lobby with two access to the house or the good size private garden. Internally the hallway leads to a beautiful open plan lounge diner with patio doors to the rear, the kitchen has ample storage units and space for appliances. Upstairs benefits from three well proportioned double bedrooms and the modern, spacious family bath and shower room. The vendor has recently had quality double glazed windows and external doors! Call now to secure a viewing.

Offers Over £300,000

- BEAUTIFULLY PRESENTED LINK-DETACHED FAMILY HOME
- NO FORWARD CHAIN
- HIGH QUALITY WINDOWS/EXTERNAL DOORS RE-FITTED
- SOUGHT AFTER LOCATION NEAR TO UNIVERSITY HOSPITAL
- FAMILY BATH & SHOWER ROOM
- THREE DOUBLE BEDROOMS





LOCATION

Set off of Wigston Road and is found just a few minutes drive from Coventry's University Hospital. This quiet street provides a good, respected area for families and professionals. For commuters, Junction 2 of the M6 motorway is around 1 mile away. There are numerous local supermarkets and shopping facilities. Further local amenities include the Showcase Cinema and Megabowl, both being within walking distance. Local good schools include Caludon Castle and Walsgrave Primary.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we



would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

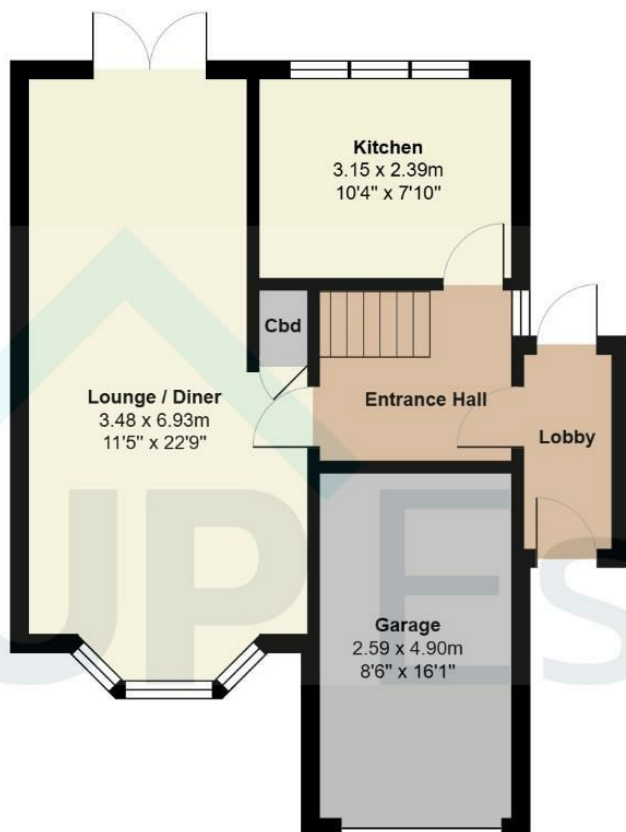
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Norman Avenue, Coventry





Total Area: 95.9 m² ... 1032 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