

2 Bedroom House - Terraced
located on Crakston Close,
Coventry
Offers Over £195,000

UP Estates

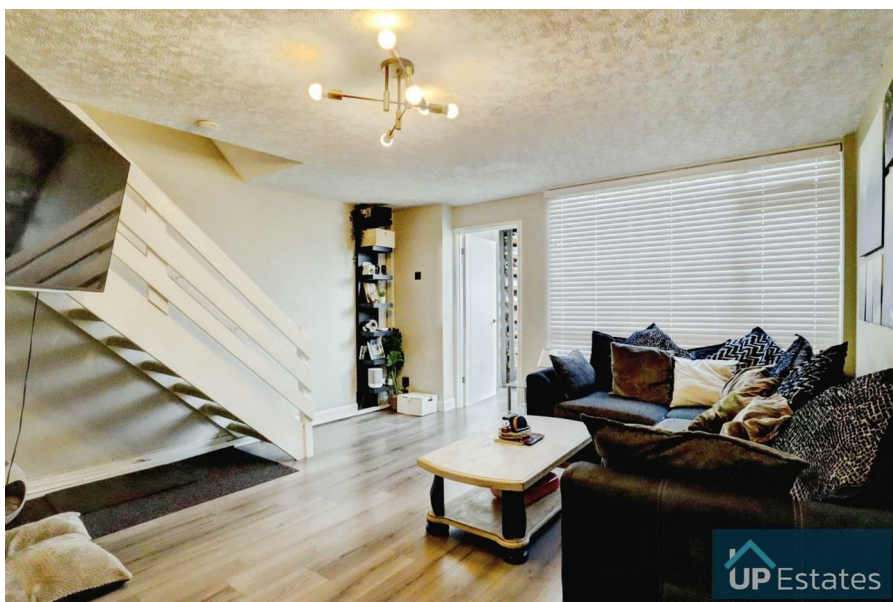


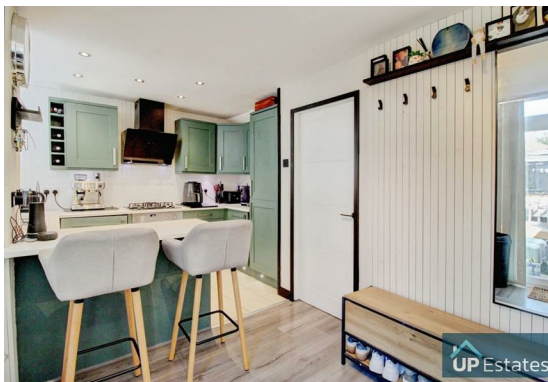
**** GARDEN OFFICE/BAR & STORAGE WITH ELECTRIC SHUTTER - TWO DOUBLE BEDROOMS - POPULAR WYKEN LOCATION WITH GREEN TO FRONT ASPECT - OFF ROAD PARKING TO THE REAR - KITCHEN BREAKFAST ROOM & LOUNGE DINER ****

Nestled in a sought-after location with a charming green to the front, this delightful property offers a perfect blend of comfort, style, and practicality. Boasting two generously sized double bedrooms, a spacious lounge diner, and a well-appointed kitchen breakfast room, it's ideal for both relaxing and entertaining. To the rear, you'll find off-road parking for convenience, while the standout feature is the impressive garden office/bar with storage, complete with electrics, double glazed window, insulation - perfect for working from home, hosting friends, or creating your own private retreat. There is extra storage with an electric roller shutter to the rear – Offering versatility, modern living, and a prime position, this home is ready to welcome its new owners. Call now to secure a viewing!

Offers Over £195,000

- VERSATILE GARDEN OFFICE/BAR PLUS STORAGE
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN/BREAKFAST ROOM & BATHROOM
- POPULAR WYKEN LOCATION
- GREEN TO FRONT ASPECT AND SUNNY REAR GARDEN
- CALL NOW TO VIEW!





LOCATION

The property is ideally placed for many amenities including, shops, sought after schools, parks and multiple bus routes. The University Hospital is only 2 miles away. There are also great transport links including the A46, M6 & M69.

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.





Crakston Close, Coventry





Total Area: 68.6 m² ... 738 ft² (excluding garden bar / office, storage)

All measurements are approximate and for display purposes only

CONTACT

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