

3 Bedroom House - Terraced
located on Arundel Road, Coventry
Offers Over £220,000

UP Estates



**** No Forward Chain - Approx. 80 FT Long Rear Garden - Over 1000 Sq Ft Of Living Accommodation - Three Outbuildings - Larger Than Average Family Home - Popular Cheylesmore Location **** This deceptively spacious home also benefits from a sizable rear garden and is ideally located in the popular Cheylesmore area. Within walking distance of local shops, Quinton Park and Pool, plus well-regarded schools including Manor Park and Howes Community Primary. Very briefly comprising of; front garden, entrance hall, family lounge diner, kitchen and impressive, mature and private garden with gated side access and outbuildings all to the ground floor. Off of the landing there are three spacious bedrooms and the bathroom. This property presents a fantastic opportunity for a buyer to put their own touch on a spacious home, in a well regarded area - Call now!

Offers Over £220,000

- DECEPTIVELY SPACIOUS FAMILY HOME
- LARGE MATURE GARDEN
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN LOUNGE DINER
- NO FORWARD CHAIN
- SOUGHT AFTER LOCATION





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.



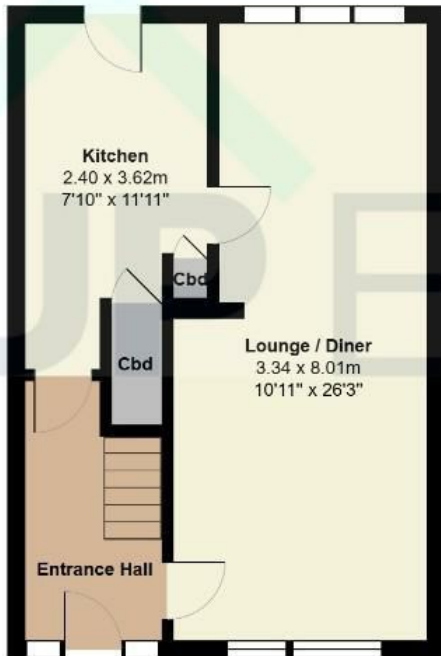
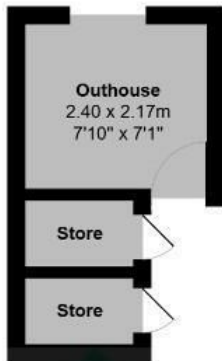
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Arundel Road, Coventry





Total Area: 97.5 m² ... 1049 ft² (excluding outhouse, store)

All measurements are approximate and for display purposes only

CONTACT

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