



3 Bedroom House - Terraced
located on Silverdale Close,
Coventry
Offers Over £215,000

UP Estates



**** THREE BEDROOM DOUBLE BAY FRONTED FAMILY HOME - SOUTH EAST FACING GARDEN - BOILER AND SHOWER ROOM CIRCA 2 YRS OLD - BEAUTIFULLY PRESENTED THROUGHOUT **** This is a fantastic opportunity to purchase a much loved double bay fronted family home on Silverdale Close, viewing is essential to appreciate this home which very briefly comprises; front garden, entrance hall, living room flow through dining room, kitchen with utility cupboard, store with power/light and south east facing garden to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the shower room, re-fitted 2023 along with the combination boiler.

Offers Over £215,000

- BEAUTIFULLY PRESENTED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- SOUTH EAST FACING GARDEN
- SPACIOUS LOUNGE DINER
- POPULAR LOCATION SURROUNDED BY AMENITIES
- NEW SHOWER ROOM & BOILER IN 2023





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.

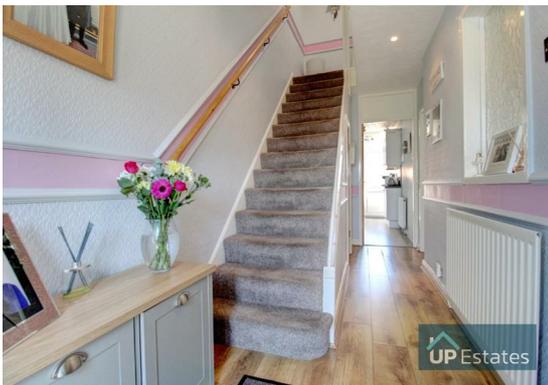
IMPORTANT NOTE TO PURCHASERS

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.



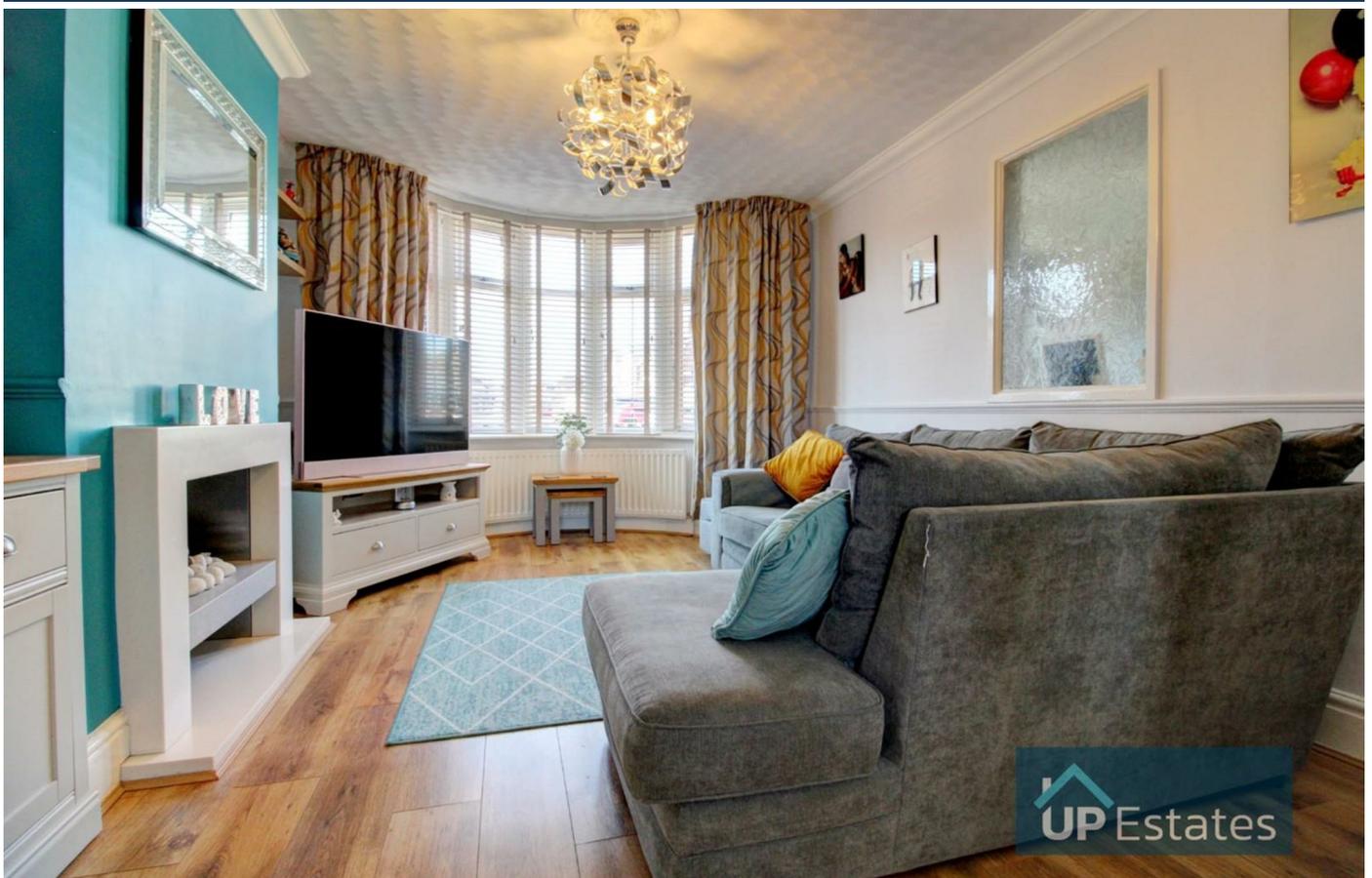
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

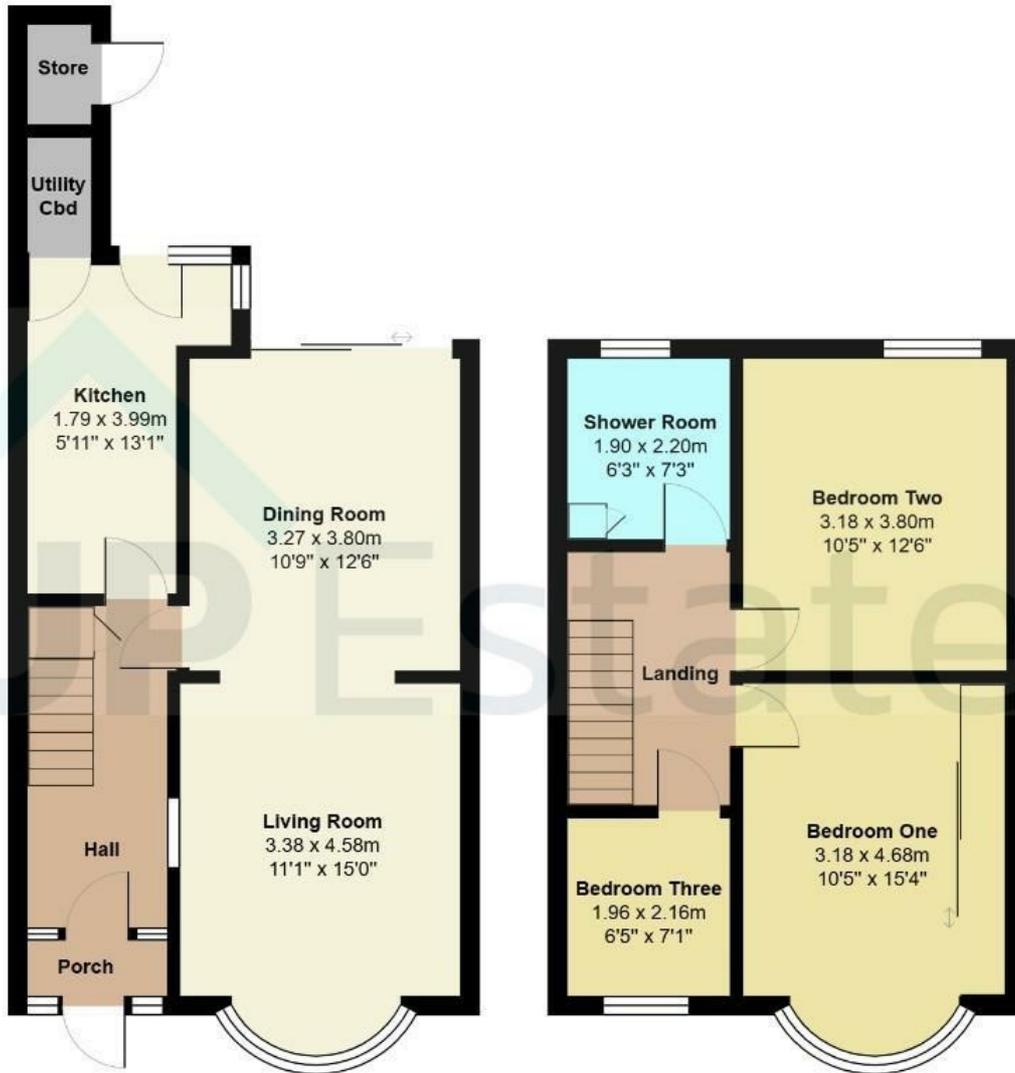


Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Silverdale Close, Coventry





Total Area: 87.8 m² ... 945 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

