







# 3 Bedroom House - Terraced

## located on Scots Lane, Coventry

## £240,000

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£240,000

- NO UPWARD CHAIN
- THREE BEDROOM MID-TERRACED HOME
- READY TO MOVE INTO
- OVERLOOKING CHAMBERLAINS GREEN
- GENEROUS LIVING ROOM
- SEPARATE DINING ROOM
- TWO DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- FAMILY BATHROOM
- LOW-MAINTENANCE REAR GARDEN & GARAGE
- FRONT GARDEN WITH DRIVEWAY POTENTIAL STPP

# NO UPWARD CHAIN | THREE BEDROOM MID-TERRACED HOME | READY TO MOVE INTO | OVERLOOKING CHAMBERLAINS GREEN | GARAGE TO THE REAR

Offered to the market with no upward chain, this well presented three bedroom mid-terraced home is ready to move into and enjoys a pleasant position overlooking Chamberlains Green. The property is within walking distance of Christ the King Catholic Primary School, close to local amenities and offers easy access to Coundon Court School and excellent transport links.

The accommodation begins with an entrance porch leading into the hallway and a generous living room. There is also a separate dining room, providing a dedicated space for family meals and entertaining, alongside a practical kitchen.

Upstairs, there are two good-sized double bedrooms, a further single bedroom and a family bathroom, offering practical accommodation for families or first time buyers.

Externally, the property benefits from a low-maintenance rear garden with access to a garage positioned to the rear. The garden enjoys a pleasant outlook over Chamberlains Green. To the front is a pebbled garden with potential to create off-road parking, subject to the necessary planning permissions.

With its ready-to-move-into condition, useful garage, pleasant outlook and convenient location close to schools and amenities, this property would make an ideal first time purchase or family home.







## 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.






# Scots Lane, Coventry






Total Area: 84.7 m² ... 911 ft² (excluding garage)

All measurements are approximate and for display purposes only

**CONTACT**

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