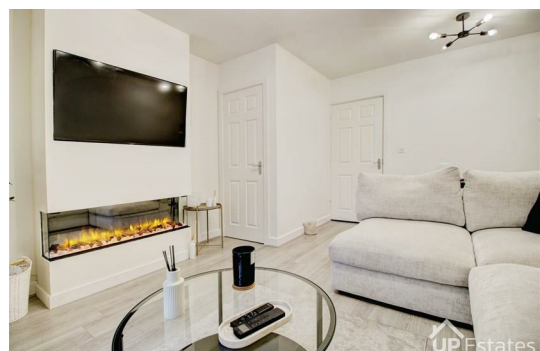




2 Bedroom House - Terraced
located on Tanners Grove, Coventry
£230,000

UP Estates



£230,000

- EXTENDED FAMILY HOME
- NO FORWARD CHAIN
- WC & BATHROOM
- TWO SPACIOUS RECEPTION ROOMS
- DRIVEWAY & ALLOCATED PARKING
- IMMACULATLY PRESENTED THROUGHOUT

**** No Forward Chain - Extended & Immaculately Presented Family Home - Two Reception Rooms - Private Garden Backing Onto Woodland - High Spec Throughout - WC & Family Bathroom - Two Double Bedrooms With Integrated Storage - Driveway & Allocated Parking **** This is an exceptional opportunity to purchase a show home standard, extended home with no forward chain! Tucked away within a quiet cul de sac, this property very briefly comprises of; driveway (plus allocated parking space), entrance hall, WC, modern re-fitted kitchen with integrated oven, hob, extractor and inset sink with spray tap, allowing space for further appliances. Following on, the spacious lounge/diner is ideal for hosting or relaxing into the evening, there is also a beautiful feature media wall including inset electric fireplace. There are sliding doors that open to the versatile extended sun room, another reception rooms, which could double as a home office space or playroom. French doors lead to the private low maintenance garden! On the first floor off of the landing there are two double bedrooms with integrated storage, and the family bathroom. Viewing is essential to appreciate this home, call immediately to secure an appointment!





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.

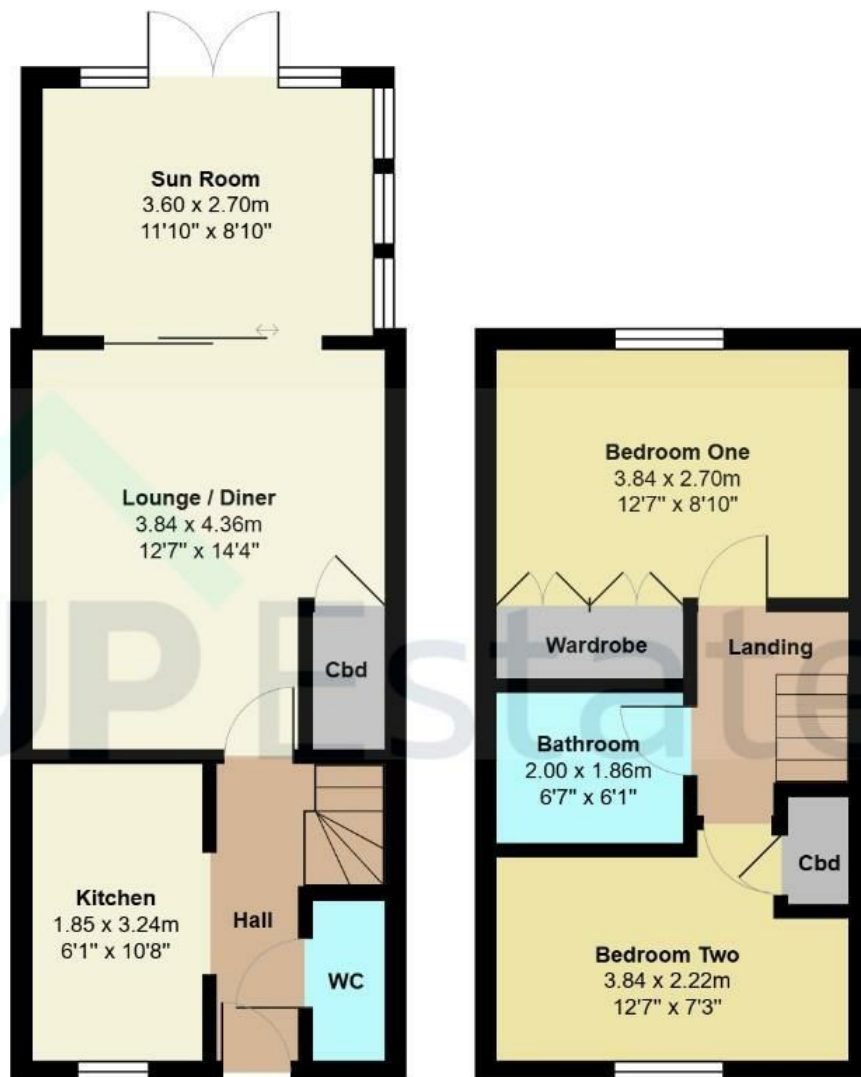
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Tanners Grove, Longford, Coventry





Total Area: 69.9 m² ... 753 ft²

All measurements are approximate and for display purposes only

CONTACT

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