



2 Bedroom House - End Terrace
located on Rookery Lane, Coventry
£185,000

UP Estates



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**** WRAP AROUND SOUTH FACING CORNER PLOT - PRESIDENT KENNEDY SCHOOL CATCHMENT - TWO DOUBLE BEDROOMS - NO FORWARD CHAIN! - MULTI-CAR PARKING **** This is an exceptional opportunity to purchase a halls together end of terrace home situated on an impressive south facing corner plot on a popular development. This property is within the school catchment of President Kennedy School and is within close proximity to local amenities, the Coventry Building Society Arena and has excellent transport links with the M6.

The property itself comprises of; entrance hall leading to kitchen, with integrated oven, hob, extractor, sink and space for further appliances. Following by a good sized lounge having French doors (re-fitted 2021) opening out to the south facing garden with side access all to the ground floor. On the first floor off of the landing are two well proportioned bedrooms, both with integrated wardrobe storage, followed by the family bathroom with window.

The property also benefits from having a tandem driveway plus hard standing to the front of the property, and has NO FORWARD CHAIN! Call now to view!

£185,000

- NO FORWARD CHAIN
- WRAP AROUND SOUTH FACING CORNER PLOT
- GOOD-SIZED LOUNGE
- TWO DOUBLE BEDROOMS WITH STORAGE
- PRESIDENT KENNEDY SCHOOL CATCHMENT
- MULTI-CAR PARKING





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.



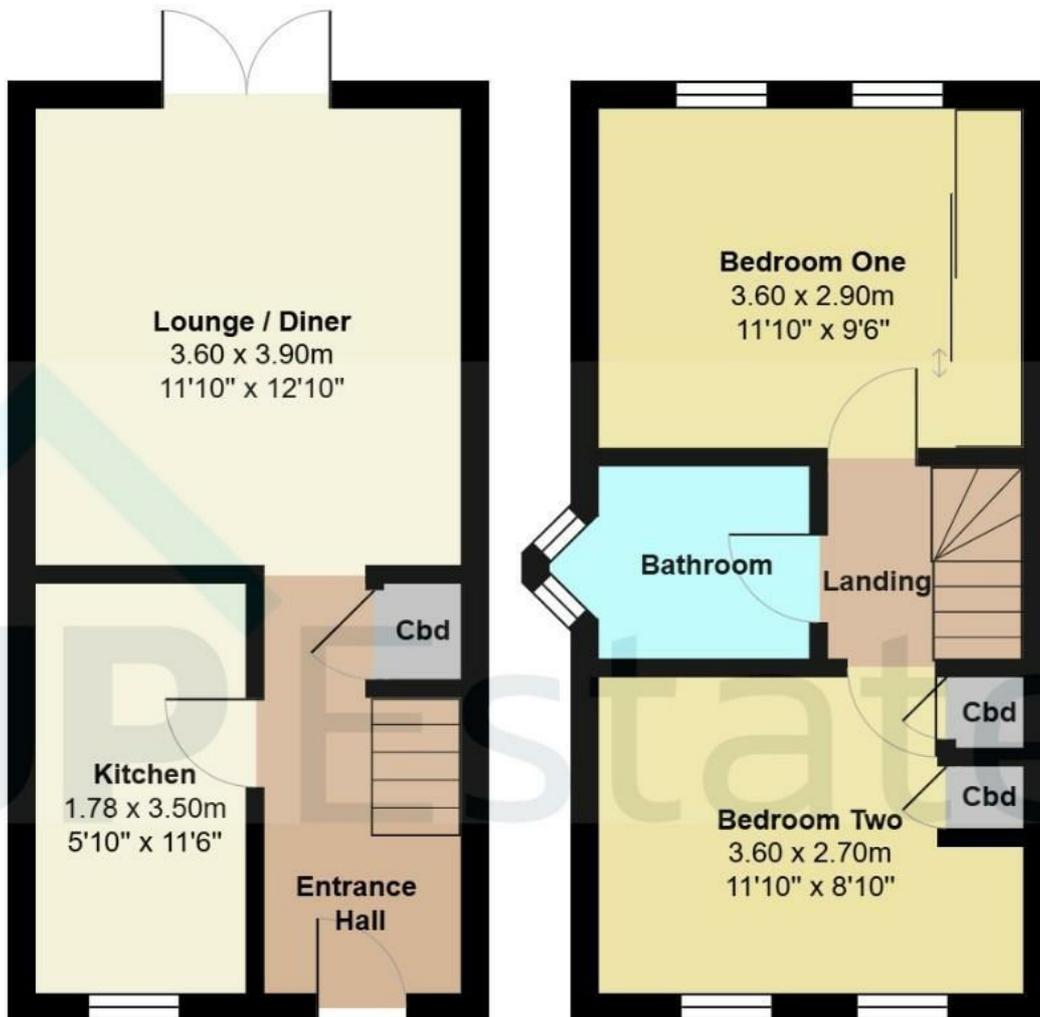
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Rookery Lane, Coventry





Total Area: 54.6 m² ... 588 ft²

All measurements are approximate and for display purposes only

CONTACT

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