



3 Bedroom House - Terraced
located on King Edward Road,
Coventry
£260,000

 **UP Estates**



NO UPWARD CHAIN | DECEPTIVELY SPACIOUS & EXTENDED | THREE DOUBLE BEDROOMS | OPEN PLAN LOUNGE DINER | TWO BATHROOMS | GREAT LOCATION

Situated on King Edward Road, this deceptively spacious and extended three bedroom terraced home is ideally located with easy access to the A444, Coventry City Centre and a wide range of local amenities. The property also benefits from excellent public transport links, making it perfect for both families and investors.

The ground floor comprises an entrance porch leading into a long and welcoming hallway. There is a spacious open plan lounge diner, providing a bright and flexible living space, along with a well proportioned kitchen offering ample cupboard space. A rear lobby gives access to the garden and leads to a convenient downstairs shower room.

Upstairs, the property offers a very large main bedroom along with two further well proportioned double bedrooms. A family bathroom completes the first floor.

Externally, the rear garden is paved for low maintenance and includes a useful outhouse, ideal for storage.

£260,000

- NO UPWARD CHAIN
- DECEPTIVELY SPACIOUS & EXTENDED HOME
- THREE DOUBLE BEDROOMS
- OPEN PLAN LOUNGE DINER
- SPACIOUS KITCHEN
- DOWNSTAIRS SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM
- EASY ACCESS TO A444 & CITY CENTRE
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS





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.





King Edward Road, Coventry





Total Area: 109.5 m² ... 1178 ft² (excluding outhouse)

All measurements are approximate and for display purposes only

CONTACT

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