







# 3 Bedroom House - End Terrace

## located on Bromleigh Drive, Coventry

## Offers Over £260,000

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## Offers Over £260,000

- THREE BEDROOM END TERRACED HOME
- SPACIOUS OPEN PLAN LOUNGE DINER
- DOUBLE DOORS TO REAR GARDEN
- GALLEY STYLE KITCHEN WITH GARDEN ACCESS
- BUILT IN WARDROBES TO MAIN BEDROOM
- NEWLY FITTED FAMILY BATHROOM
- GOOD SIZED REAR GARDEN WITH PATIO & LAWN
- SINGLE GARAGE TO REAR
- BLOCK PAVED FRONTAGE
- EASY ACCESS TO A46, UHCW & LOCAL AMENITIES

# THREE BEDROOM END TERRACED HOME | OPEN PLAN LOUNGE DINER | NEWLY FITTED BATHROOM | GARAGE TO REAR | GREAT LOCATION

Situated just off Binley Road, this well positioned three bedroom end terraced home offers spacious accommodation and excellent transport links, with easy access to the A46, UHCW and Coventry City Centre, along with a range of local amenities nearby.

The ground floor features a bright and spacious open plan lounge diner, filled with natural light and benefitting from double doors leading directly to the rear garden. There is also a galley style kitchen with plenty of cupboard space and access to the garden.

Upstairs, the property offers two generous double bedrooms, with the main bedroom benefitting from built in wardrobes, along with a well proportioned single bedroom. A newly fitted modern family bathroom completes the first floor.

Externally, the rear garden is a good size and features a patio area and lawn, along with access to a single garage located at the end of the garden. To the front, there is a block paved hardstanding area.

This is a fantastic opportunity to acquire a well located home with great potential.







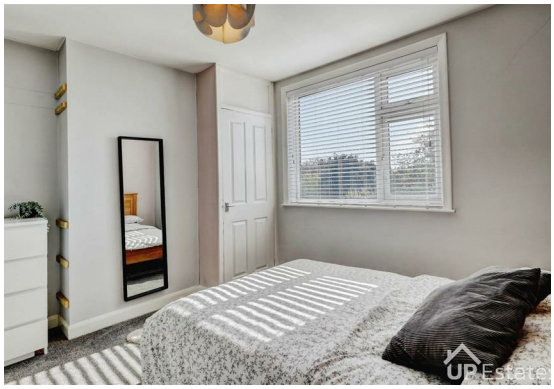
## IMPORTANT NOTE TO PURCHASERS

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.

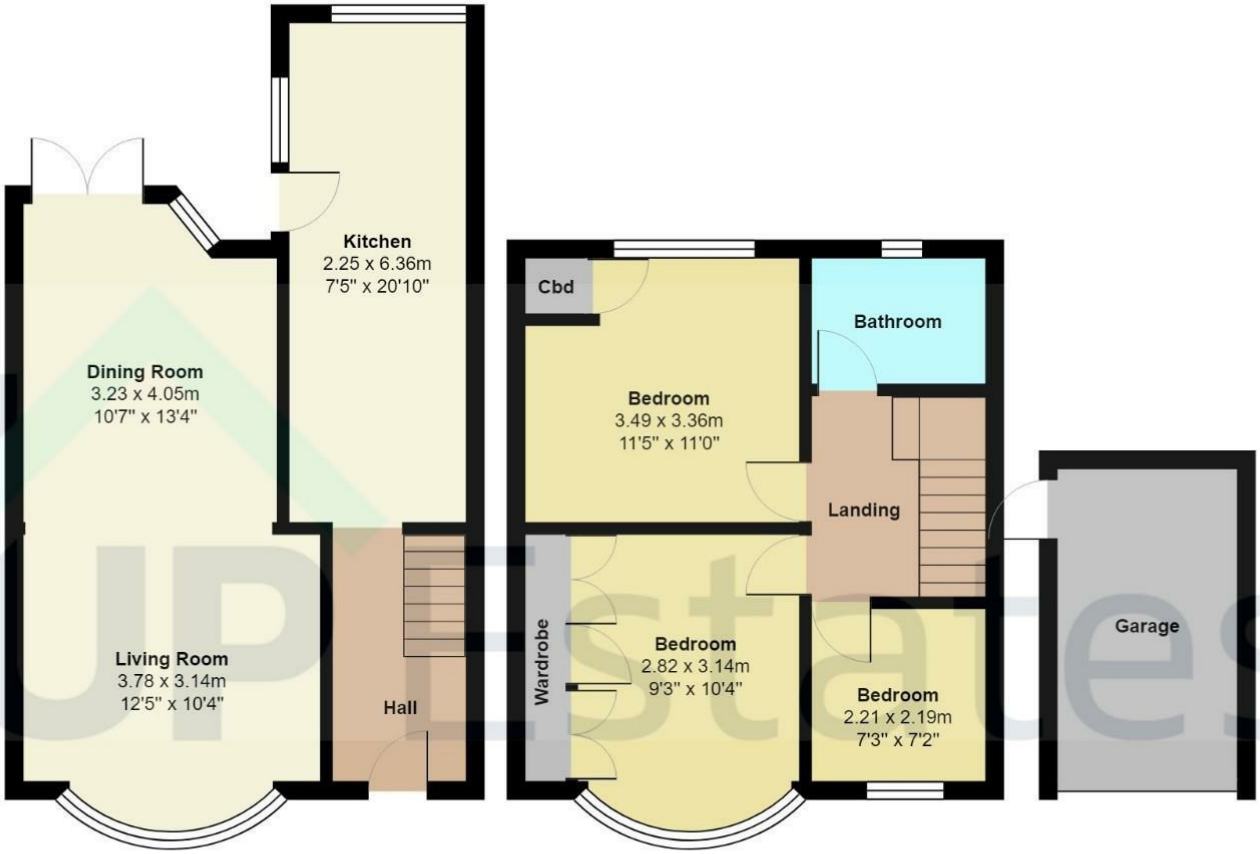
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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




# Bromleigh Drive, Coventry






Total Area: 87.1 m² ... 938 ft² (excluding garage)

All measurements are approximate and for display purposes only

**CONTACT**

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