



3 Bedroom House - Semi-Detached
located on Lapworth Road,
Coventry
Offers Over £260,000

**UP Estates**



3



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NO UPWARD CHAIN | TURN KEY PROPERTY | THREE
BEDROOM HOME | MODERN KITCHEN DINER |
DOWNSTAIRS WC | DRIVEWAY FOR TWO VEHICLES

Situated in a convenient location close to local amenities, this well presented three bedroom home is offered to the market with no upward chain and is ready to move straight into. The property benefits from excellent transport links with easy access to the M6 and a range of public transport options, along with Henley Green Primary School nearby.

The ground floor features a spacious and modern kitchen diner, ideal for everyday living and entertaining. There is also a large living room with double doors opening onto the rear garden, creating a bright and inviting space. A downstairs WC completes the ground floor.

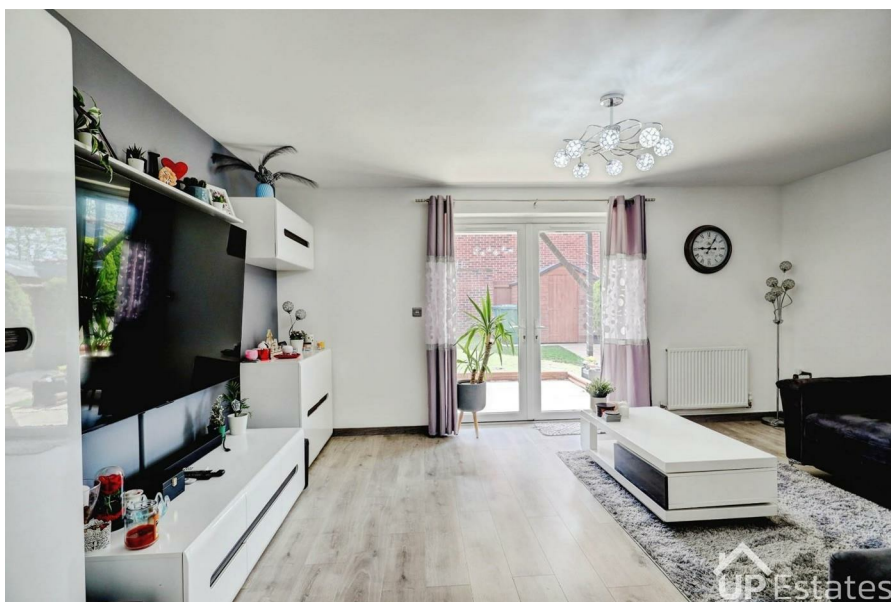
Upstairs, the property offers two spacious double bedrooms along with a well proportioned single bedroom. A modern shower room completes the first floor.

Externally, the rear garden is low maintenance and features a covered patio area along with a lawned section, providing a great outdoor space. To the front, there is a driveway offering off road parking for two vehicles.

This is a fantastic opportunity to purchase a ready to move into home in a well connected location.

Offers Over £260,000

- NO UPWARD CHAIN
- TURN KEY PROPERTY – READY TO MOVE INTO
- THREE BEDROOM HOME
- SPACIOUS MODERN KITCHEN DINER
- LARGE LIVING ROOM WITH GARDEN ACCESS
- DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN WITH COVERED PATIO
- DRIVEWAY FOR TWO VEHICLES
- EASY ACCESS TO M6 & LOCAL AMENITIES





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.

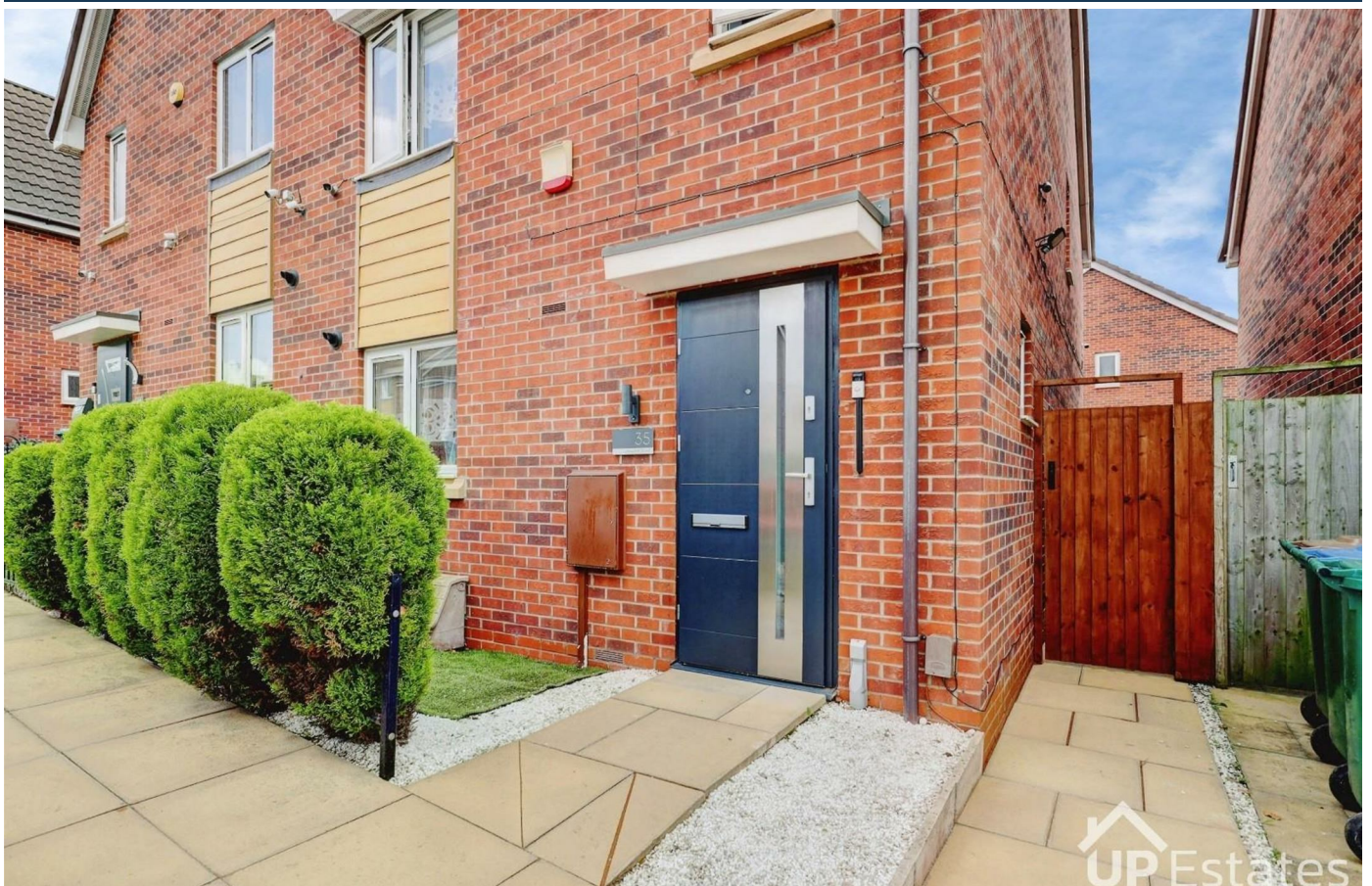


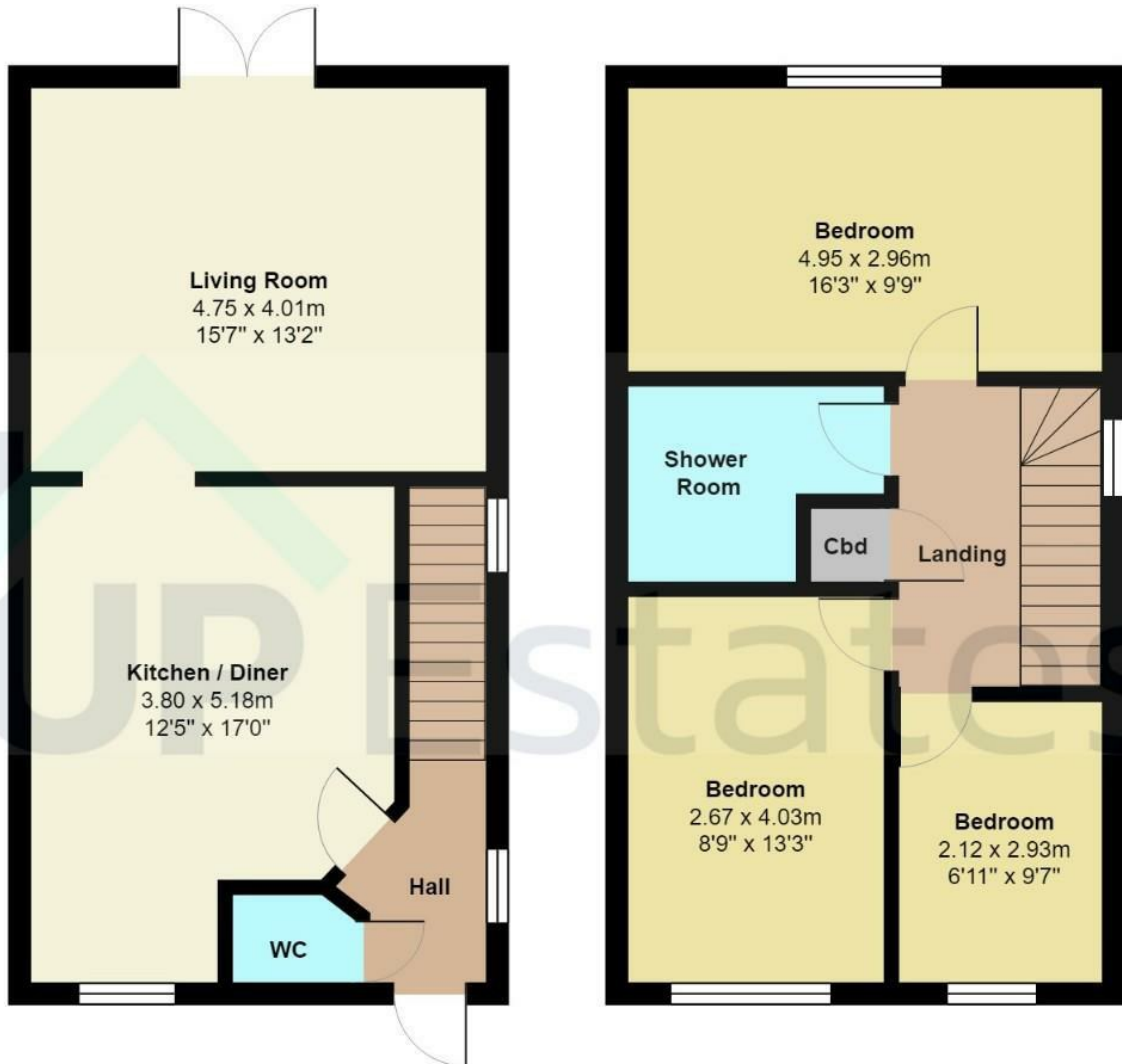
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Lapworth Road, Coventry





Total Area: 90.7 m² ... 977 ft²

All measurements are approximate and for display purposes only

CONTACT

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