







2 Bedroom House - Semi-Detached

located on John Murphy Gardens, Coventry

Offers Over £240,000

UP Estates

2

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2

B

Offers Over £240,000

- NO FORWARD CHAIN
- NHBC WARRANTY REMAINING
- FANTASTIC LOCATION (CHRIST THE KING CATCHMENT)
- TWO PRIVATE PARKING SPACES
- WELL EQUIPPED KITCHEN DINER WITH APPLIANCES
- WC & FAMILY BATHROOM

** NO FORWARD CHAIN - NHBC WARRANTY REMAINING - BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME - WC & BATHROOM - TUCKED AWAY IN CUL DE SAC - TWO ALLOCATED PARKING SPACES - STUNNING LANDSCAPED GARDEN - CHRIST THE KING SCHOOL CATCHMENT ** This is an exceptional opportunity to purchase a semi-detached two double bedroom home on a highly sought after small development just off of Scots Lane within the very heart of Coundon and therefore especially well served by a wide range of good quality amenities such as well regarded schools, daily shops and regular transport services which can all be found within easy walking distance.

The property itself very briefly comprises; two parking spaces, entrance hall, WC, living room, kitchen diner with fully integrated appliances and private landscaped rear garden with gated side access to the ground floor. On the first floor off of the landing are two double bedrooms and the family bathroom. This property benefits from a circa 4 year NHBC warranty remaining. Council tax and EPC rating B - Call now to view!







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.



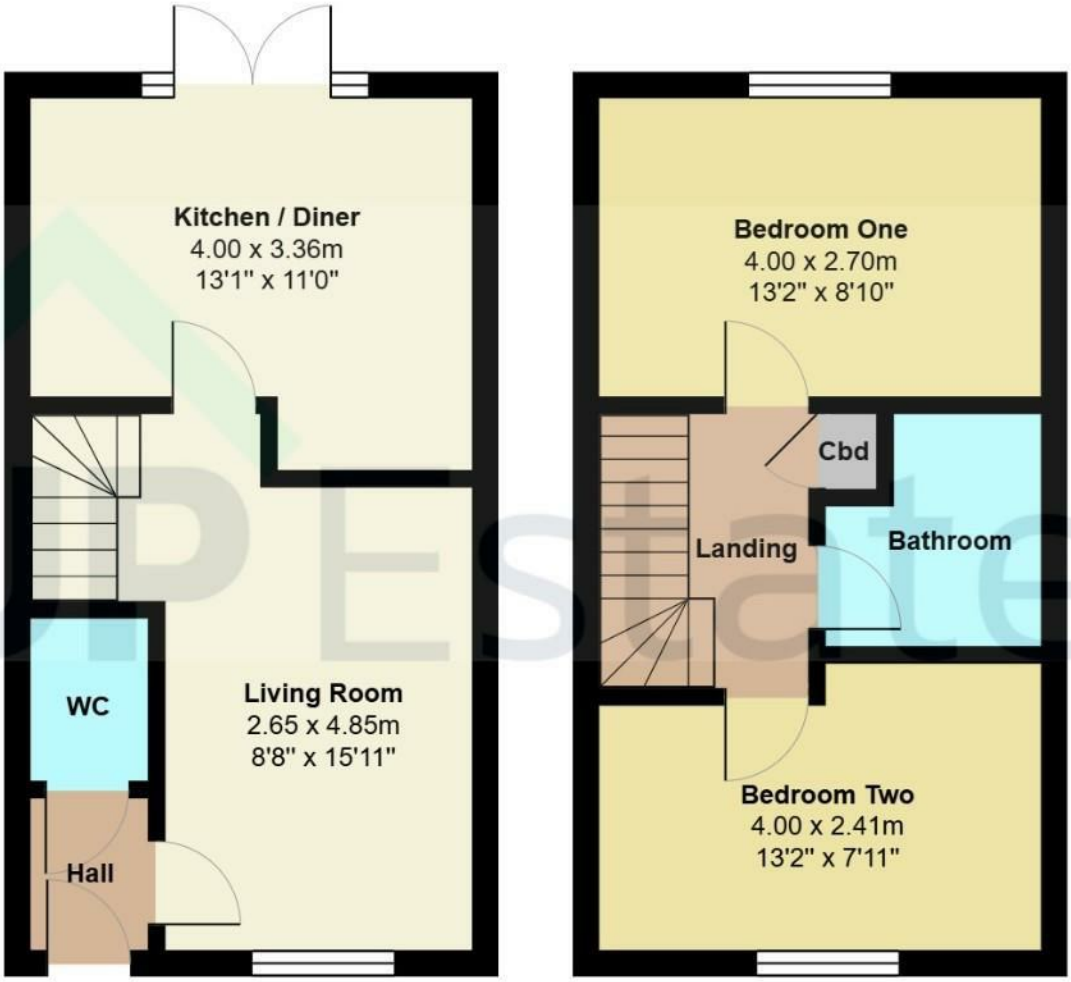
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





John Murphy Gardens, Coventry





Total Area: 61.7 m² ... 664 ft²

All measurements are approximate and for display purposes only

CONTACT

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