



**2 Bedroom House - Terraced**  
**located on Ladymead Drive,**  
**Coventry**  
**£189,000**

**UP Estates**



**\*\* NO FORWARD CHAIN - KITCHEN/DINER - AMPLE CAR PARKING - TWO BEDROOMS - TUCKED AWAY IN CUL DE SAC - PRESIDENT KENNEDY SCHOOL CATCHMENT \*\*** This is a fantastic opportunity to purchase a two bedroom family home tucked away in Ladymead Drive with no forward chain. This property is ideally situated within the catchment area for The President Kennedy School, making it an excellent choice for families and very briefly comprises of; driveway and ample off road parking, entrance hall, with opening to the kitchen diner, living room and patio doors opening to the private mature garden all to the ground floor. On the first floor there are two bedrooms and the family bathroom. Call now to secure your viewing!

£189,000

- NO FORWARD CHAIN
- KITCHEN/DINER
- AMPLE PARKING
- SOUGHT AFTER LOCATION
- PRIVATE GARDEN
- TWO BEDROOMS





## LOCATION

This home is situated with convenient local facilities and excellent transport links. Ladymead Drive benefits from nearby green spaces and good local primary schools such as Holbrook Primary, and Coventry Arena / Arena Park retail & transport links are within easy reach. Whilst also being within the President Kennedy School catchment area.

## 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.

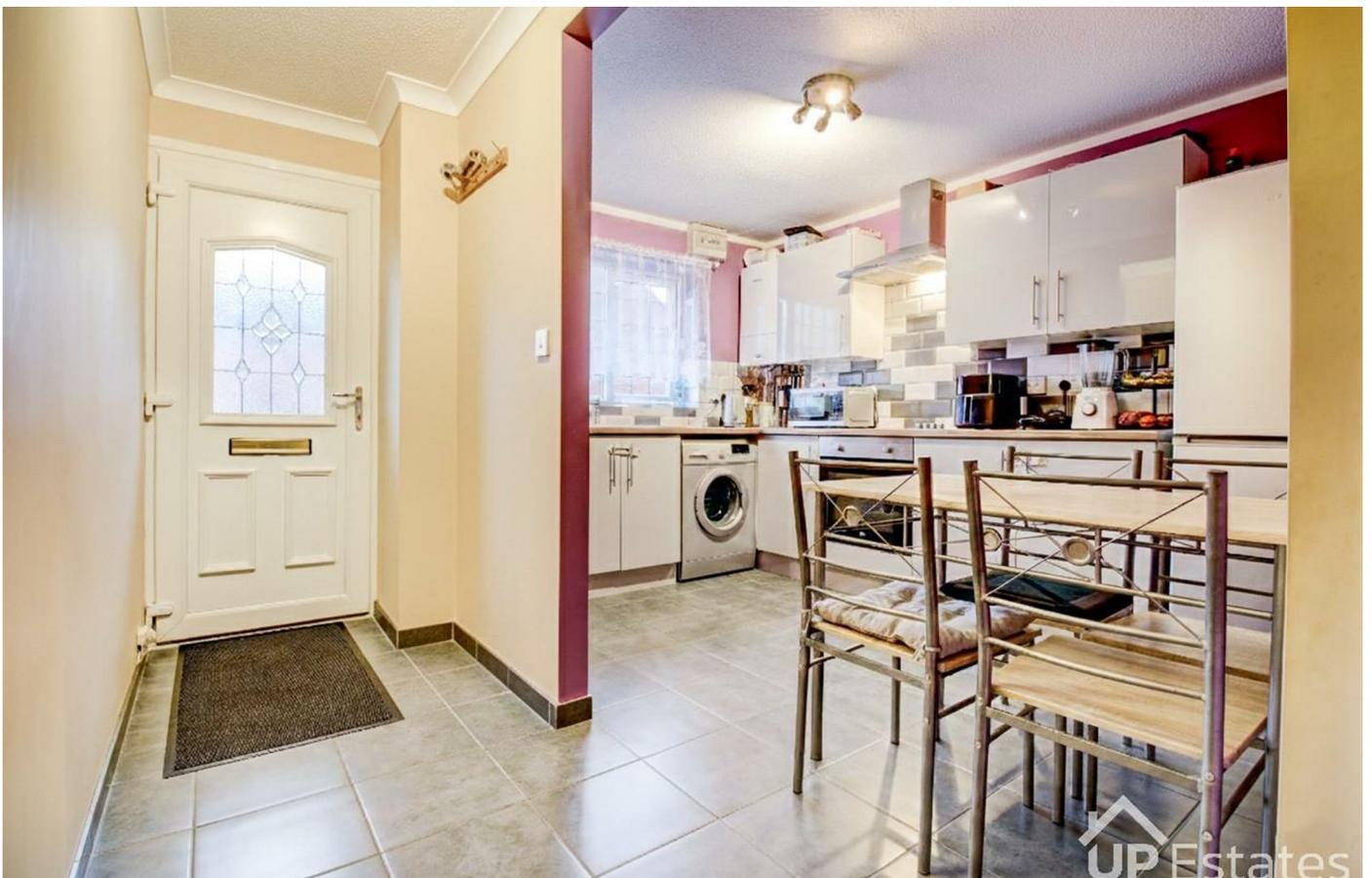


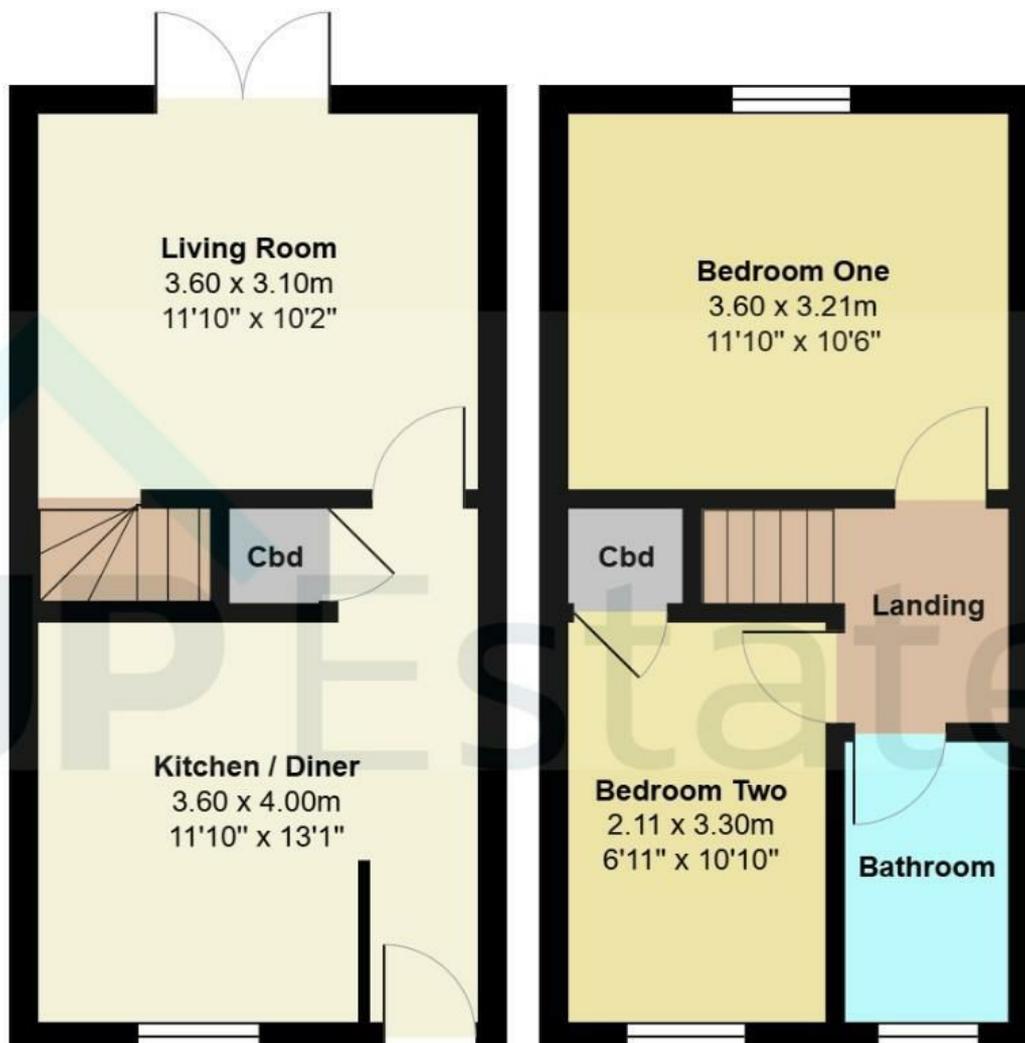
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

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



Ladymead Drive, Coventry





Total Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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