



UP Estates



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**2 Bedroom House - Terraced**  
**located on Dean Street, Coventry**  
**£185,000**

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**\*\* No Forward Chain - Immaculately Presented Two/Three bedroom Terraced Home - Fantastic Location Surrounded By Amenities \*\*** This beautifully presented, deceptively spacious home is now available for purchase with no forward chain! Very briefly comprising of: entrance hall, dining room/bedroom three, living room, kitchen (integral oven, hob, extractor and sink) followed by the family bathroom to the ground floor. The private garden boasts gated rear access, a storage shed and purpose built barbecue with portable chimney, plus table and chairs. On the first floor off of the landing are two double bedrooms. Call immediately to secure a viewing!

£185,000

- BEAUTIFULLY PRESENTED TERRACED HOME
- TWO/THREE BEDROOMS
- POPULAR LOCATION SURROUNDED BY AMENITIES
- PRIVATE GARDEN WITH BRICK BBQ AND SHED
- NO FORWARD CHAIN
- COUNCIL TAX BAND A





## LOCATION

Dean street is located in the Stoke area of Coventry, only a few minutes' drive or within circa 25 minutes walking distance of the city centre. The location has great public transport links from both Walsgrave Road and Binley Road which can bring you into the city centre or up to University Hospital Coventry & Warwickshire. For green spaces, Gosford Green and Stoke Green are both within 5 minutes walking distance. A GP surgery is only 5 minutes walk away (Mansfield Medical Centre) as well as shops (Ball Hill) Walsgrave High Street 5 minutes walk, Lidl circa 10 minutes walk and several schools located within half a mile.

## 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.



Dean Street, Coventry





Total Area: 72.1 m<sup>2</sup> ... 777 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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