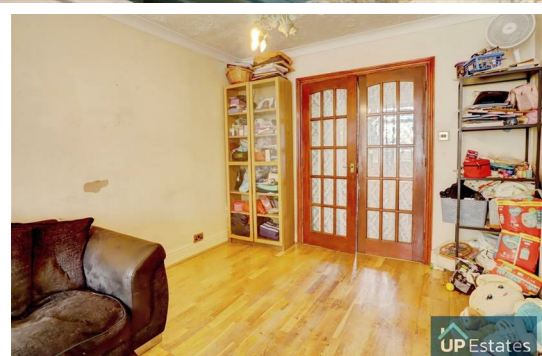




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**3 Bedroom House - Terraced**  
**located on Sewall Highway,**  
**Coventry**  
**Offers Over £190,000**

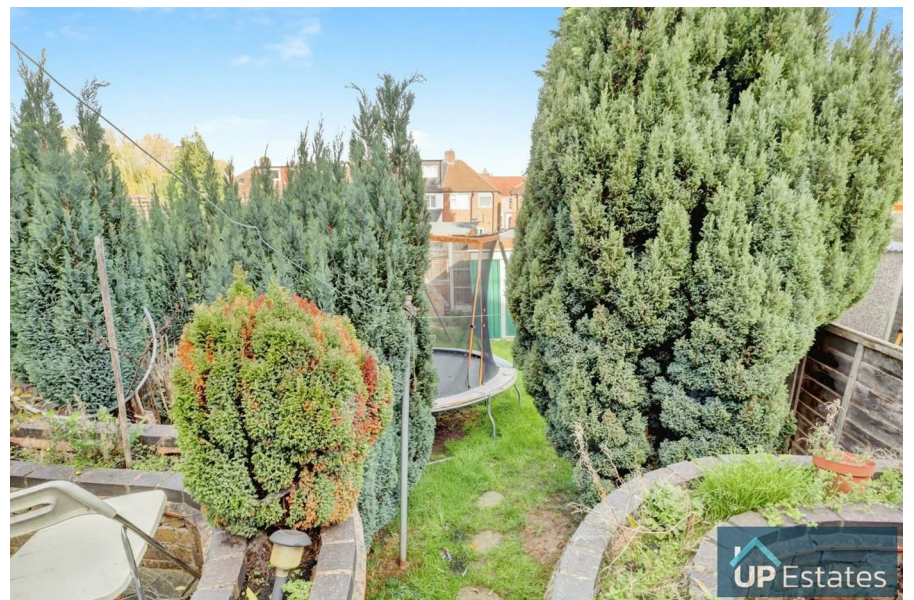
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**\*\*THREE BEDROOM MID TERRACE HOUSE - IDEAL FAMILY HOME - WITH GREAT POTENTIAL.\*\***

This three-bedroom mid-terrace property offers excellent potential for a family home, featuring a bright and spacious open plan living/ dining room off the entrance hallway. This area would be perfect for lounging with the family or entertaining. As you walk through it leads to the extension where you'll find the kitchen with plenty of built in cupboard and worktop space. This property also boasts the added convenience of a downstairs WC and utility area. Heading to the first floor the property consists of three bedrooms with built in storage space and the family bathroom with a bathtub and shower.

Exiting the kitchen to the back of the property it leads to a split levelled garden, this features a small patio area and then down a short flight of steps to the lawn area ideal for family garden activities. Plenty of on-street parking is available. The local area has lots to offer with plenty of schools available such as Stoke Heath and Courthouse Primary Schools, local shops and restaurants. With some updating and refurbishment, this property presents a fantastic opportunity to create a comfortable and modern family home.



## Offers Over £190,000

- THREE BEDROOM MID TERRACE HOUSE
- OPEN PLAN LIVING/ DINING AREA
- DOWNSTAIRS WC FOR ADDED CONVENIENCE
- IDEAL FAMILY HOME
- GREAT POTENTIAL
- PRIVATE REAR GRADEN IDEAL FOR A FAMILY
- GOOD TRANSPORT LINKS TO COVENTRY CITY CENTRE AND SURROUNDING AREAS



### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



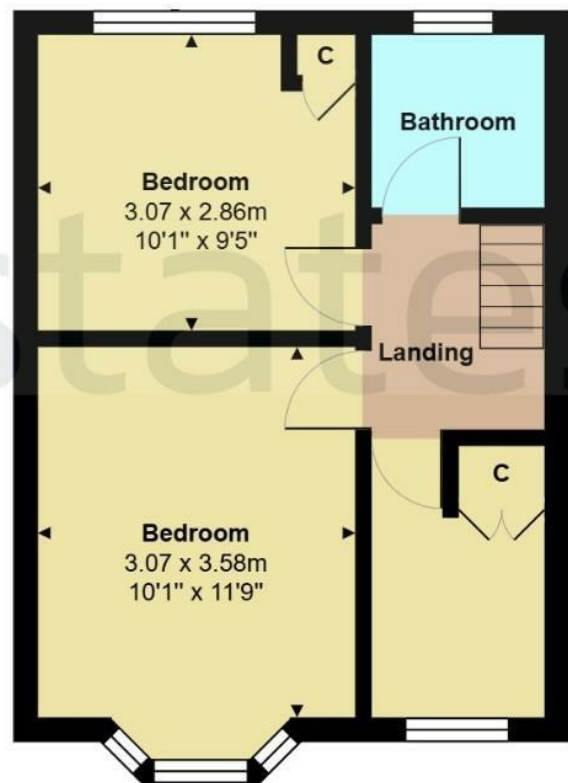
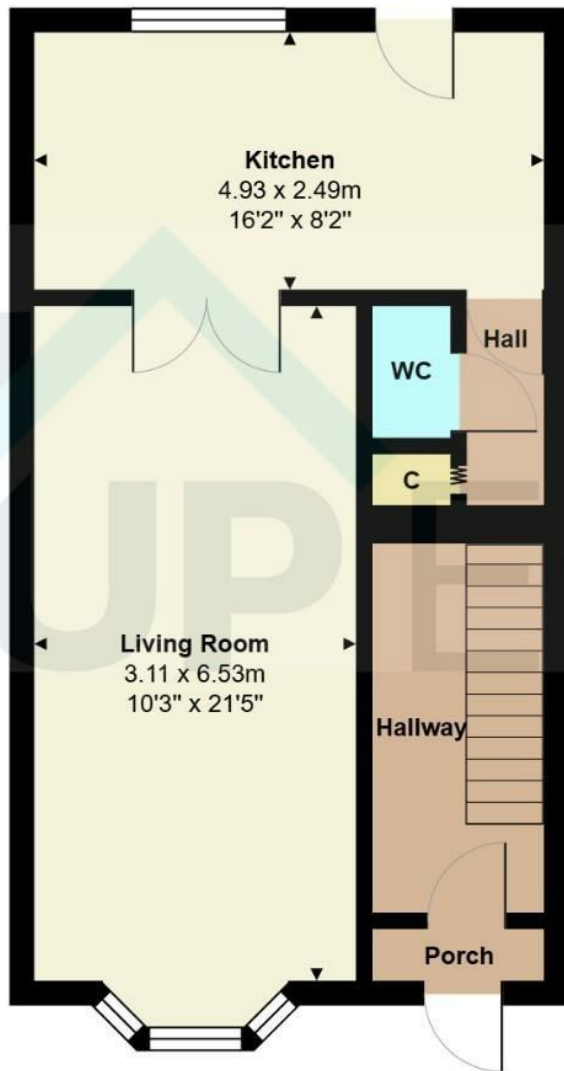
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Sewall Highway, Coventry





Total Area: 78.1 m<sup>2</sup> ... 840 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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