



UP Estates



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**3 Bedroom House - End Terrace**  
**located on Eld Road, Coventry**  
**Offers Over £185,000**

**UP Estates**



3



1



2



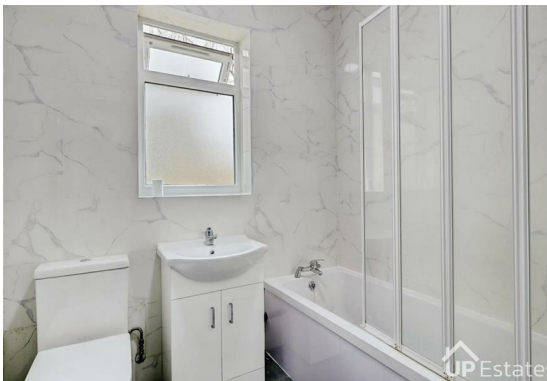
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**\*\*NO UPWARD CHAIN\*\*** CHECK OUT THIS REFURBISHED, THREE BEDROOM, END TERRACE PROPERTY. Call now to arrange your viewing on this exceptional property which has recently been refurbished and offers generous living accommodation throughout having the added benefit of two reception rooms, three bedrooms and a bathroom and shower room. The property is located two miles away from the city centre and within close proximity to local the amenities on Foleshill Road and in brief comprises; Hallway, front reception room, rear reception room which opens into the kitchen and bathroom to the ground floor. To the first floor there are three bedrooms and a shower room. Call now to arrange a viewing.

## Offers Over £185,000

- NO UPWARD CHAIN
- END TERRACE PROPERTY
- GENEROUS LIVING ACCOMMODATION THROUGHOUT
- TWO RECEPTION ROOMS
- REFITTED KITCHEN
- BATHROOM AND SHOWER ROOM
- THREE BEDROOMS





### **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.





Eld Road, Coventry



## Ground Floor



Total Area: 46.3 m<sup>2</sup> ... 499 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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