







# 3 Bedroom House - Terraced

## located on London Road, Coventry

## Offers Over £190,000

UP Estates

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## Offers Over £190,000

- NO FORWARD CHAIN
- GATED OFF ROAD PARKING
- THREE DOUBLE BEDROOMS
- BATHROOM & TWO WC'S
- WELL CONNECTED LOCATION
- COUNCIL TAX BAND A

** GATED, ALLOCATED OFF ROAD PARKING - NO FORWARD CHAIN - THREE DOUBLE BEDROOMS - TWO WC'S & BATHROOM ** This family home on London Road is now available for purchase with no forward chain! Deceptively spacious and benefitting from secure, gated, allocated off road parking to the rear, viewing is essential. This property very briefly comprises of; walled front garden, entrance hall, living room, kitchen/breakfast room, bathroom, lobby leading to utility cupboard and WC, followed by the low maintenance rear garden, all to the ground floor. On the first floor off of the landing are three double bedrooms and a WC. The loft is insulated, boarded with light, ladder and Velux window.

This home is offered to market with no forward chain and is ideally located to a range of amenities and schooling, including the sought-after Abbey schools, a range of shops and eateries at the nearby Airport Retail Park, a supermarket two minutes' walk away and excellent transport links, including easy access to the M6, A46, and Jaguar Land Rover.







## 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.

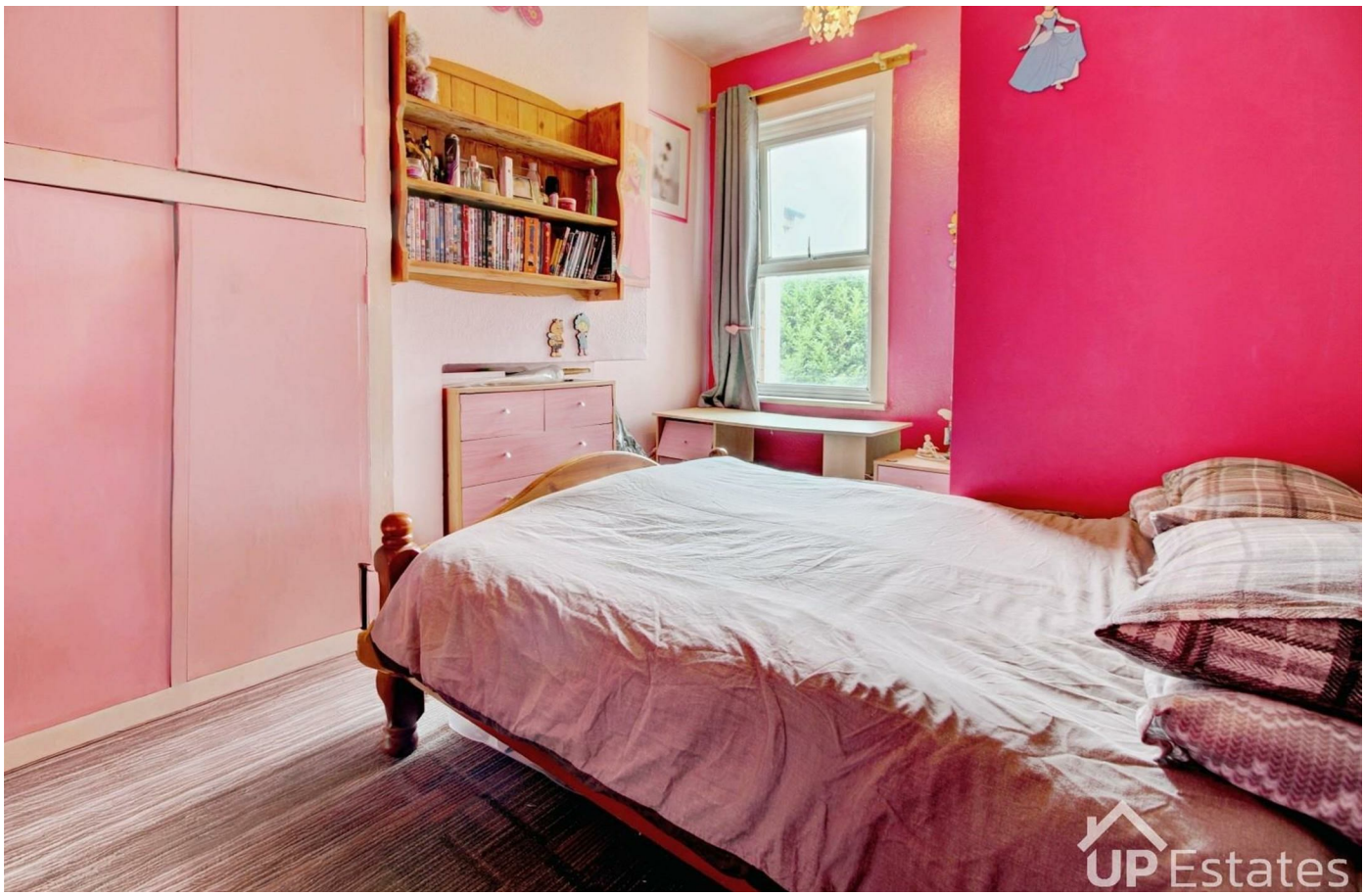
All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

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.




# London Road, Coventry






Total Area: 82.7 m² ... 890 ft²

All measurements are approximate and for display purposes only

**CONTACT**

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