



UP Estates



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**3 Bedroom House - Semi-Detached**  
**located on Howcotte Green,**  
**Coventry**  
**£170,000**

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## NO UPWARD CHAIN | SEMI-DETACHED THREE BEDROOM PROPERTY | GENEROUS LIVING ACCOMMODATION

Welcome to this fantastic opportunity to purchase a spacious three-bedroom semi-detached property, ideal for both investors and residential buyers alike.

This well-presented home offers generous living accommodation throughout, featuring a bright and well-proportioned lounge alongside an open-plan kitchen and dining area, perfect for modern family living and entertaining.

The property further benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. An additional advantage is that the property is being offered with no upward chain, helping to make the buying process smoother and quicker.

In brief, the accommodation comprises:

- Porch
- Entrance hallway
- Spacious lounge
- Open-plan kitchen/diner
- Conservatory
- Downstairs W/C and shower room

To the first floor, you will find:

- Three well-sized bedrooms
- Family shower room

This property also comes with tenants in situ, making it an excellent ready-made investment opportunity with immediate rental income potential. Equally, it would make a wonderful residential home for buyers seeking spacious and versatile accommodation.

Early viewing is highly recommended to fully appreciate everything this property has to offer. **CALL TODAY TO ARRANGE YOUR VIEWING.**

# £170,000

- NO UPWARD CHAIN
- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- KITCHEN / DINER
- TWO SHOWER ROOMS
- CONSERVATORY
- NON-STANDARD CONSTRUCTION





### **IMPORTANT NOTE TO PURCHASERS**

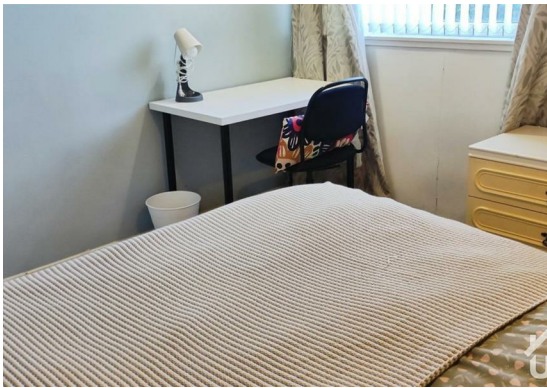
Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

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.





Howcote Green, Coventry





Total Area: 103.5 m<sup>2</sup> ... 1114 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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