

**3 Bedroom House - Terraced**  
**located on Sewall Highway,**  
**Coventry**  
**£210,000**

**UP Estates**



**\*\*WELL PRESENTED THREE BEDROOM MID TERRACE HOME WITH LOVELY REAR GARDEN SITUATED IN COVENTRY\*\***

This property is a beautiful three bedroom mid terrace home ideally located on Sewall Highway, Coventry. Downstairs there is a bright, spacious open plan living and dining area offering a really comfortable setting to relax. This home boasts a good sized kitchen with plenty of kitchen units and work surface creating a modern and flexible space. Upstairs the property boasts two double bedrooms with built in storage for added convenience and a single bedroom with views to the front aspect of the property. Also there is the family bathroom with both shower and bath facilities. Outside, the rear garden provides a pleasant space for relaxation or entertaining, complete with a lawn and decking area. Off road parking is available to the rear of the property.

This property is ideally located in Coventry with good transport links to the City Centre and surrounding areas. It also has the added benefit of local shops, amenities and Schools in the area such as St John Fisher Catholic Primary School. If you fancy a nice weekend walk, Wyken Croft Nature Park is a short drive away. This is a fantastic opportunity not to be missed, perfect for young families and working professionals, this inviting home combines practicality with comfort in a convenient residential location.

**£210,000**

- THREE BEDROOM MID TERRACE HOME
- MODERN FITTED KITCHEN
- OPEN PLAN LIVING AND DINING ROOM
- REAR GARDEN BOASTING LAWN AND DECKING AREA
- CLOSE TO LOCAL SHOPS, AMENITIES AND SCHOOLS
- LOVELY WALKS AT WYKEN CROFT NATURE PARK
- GOOD TRANSPORT LINKS TO 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.



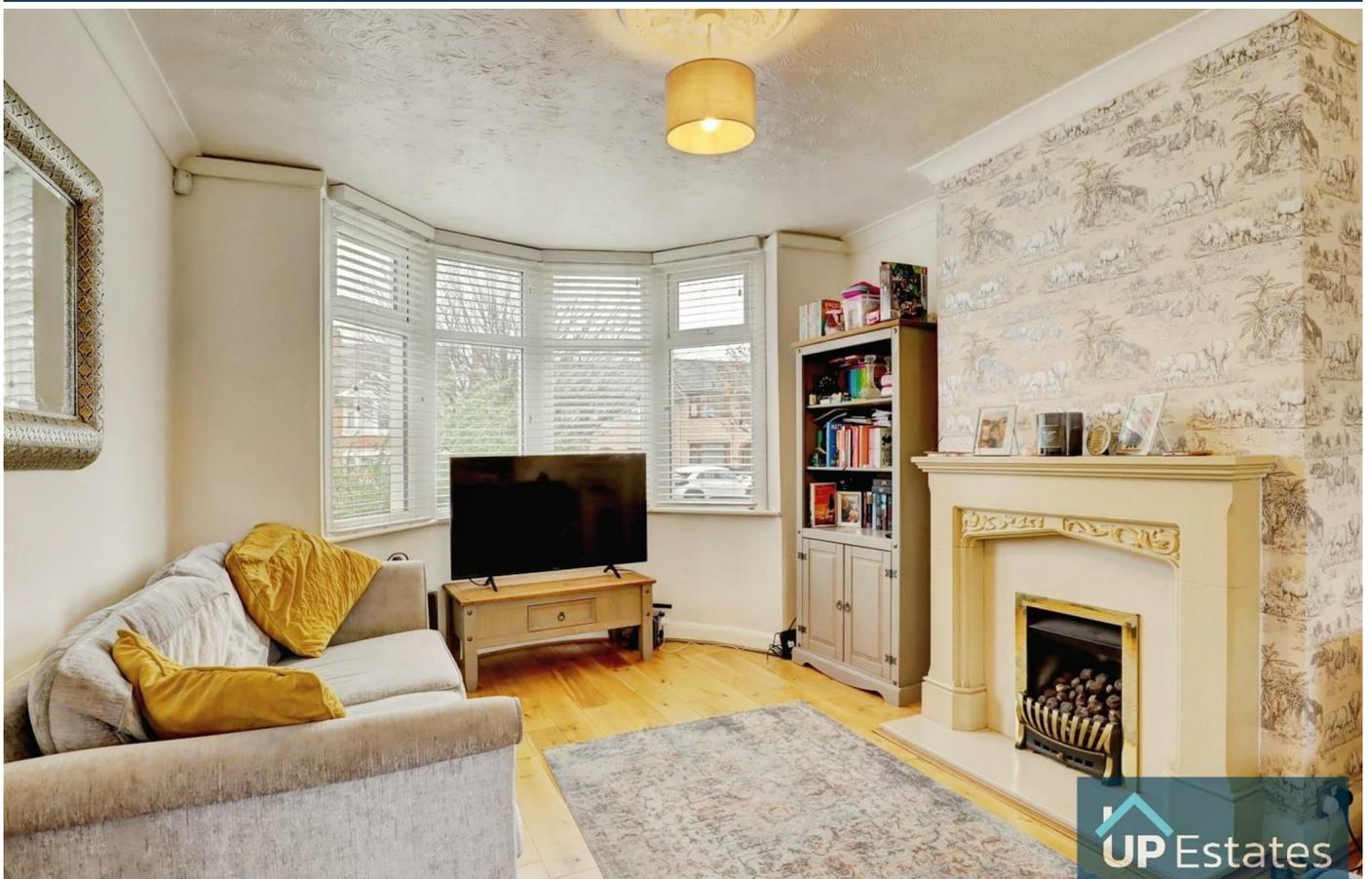
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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: 76.3 m<sup>2</sup> ... 821 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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