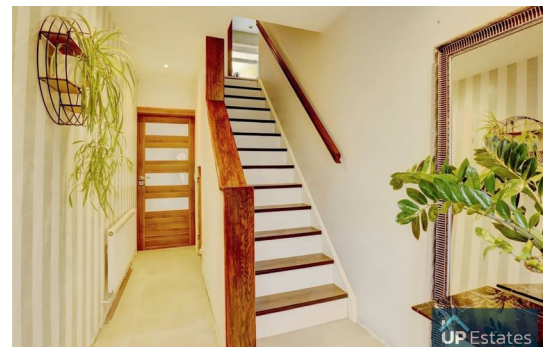




4 Bedroom House - Terraced
located on Mulberry Road, Coventry
£280,000

UP Estates



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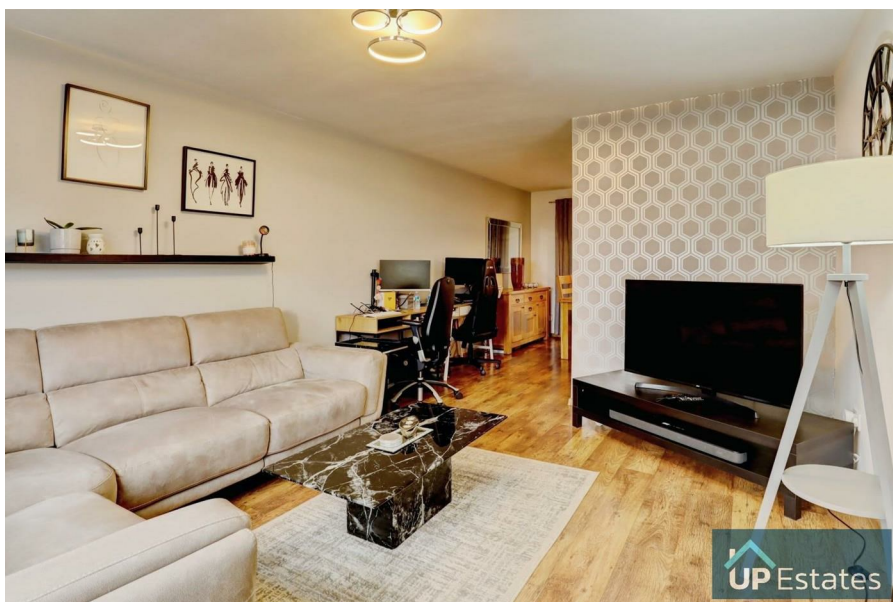
FOUR BEDROOM MID TERRACE HOME WITH OPEN PLAN LIVING SPACE AND DRIVEWAY PARKING

This beautifully presented four bedroom mid-terrace home in Coventry offers spacious and modern living throughout. The property boasts a large open-plan living and dining area with French doors leading to the rear garden, perfect for family life and entertaining. The fitted kitchen with ample built-in storage units creates a modern setting. Upstairs, there are four good sized bedrooms and a family bathroom with built in storage cupboards for added convenience.

Outside, the property benefits from a good-sized rear garden, a front lawn, and a private driveway with parking for two cars. An additional outbuilding benefits from a WC/ Utility Room and store room for all your garden furniture. The WC/ Utility Room also has the added luxury of underfloor heating. Conveniently located with excellent transport links to Coventry city centre and surrounding areas, and close to local shops, amenities, and primary schools including Courthouse Green and Stoke Heath Primary School.

£280,000

- FOUR BEDROOM MID TERRACE HOME
- LARGE OPEN PLAN LIVING AND DINING AREA
- OUTBUILDING BENEFITING FROM WC/ UTILITY ROOM WITH UNDERFLOOR HEATING
- GOOD SIZED REAR GARDEN AND FRONT LAWN
- MODERN KITCHEN WITH PLENTY OF BUILT IN STORAGE UNITS
- EXCELLENT TRANSPORT LINKS TO COVENTRY CITY CENTRE AND SURROUNDING AREAS
- CLOSE TO SHOPS, LOCAL AMENITIES AND PRIMARY SCHOOLS

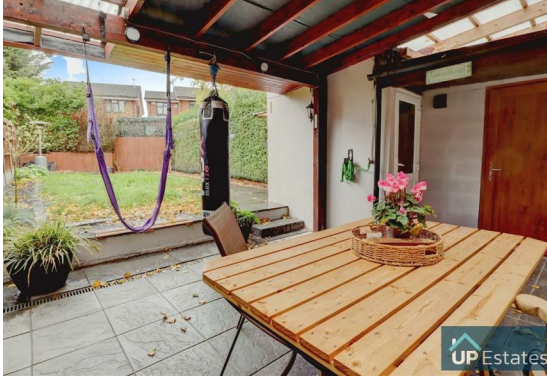




IMPORTANT NOTE TO PURCHASERS

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.

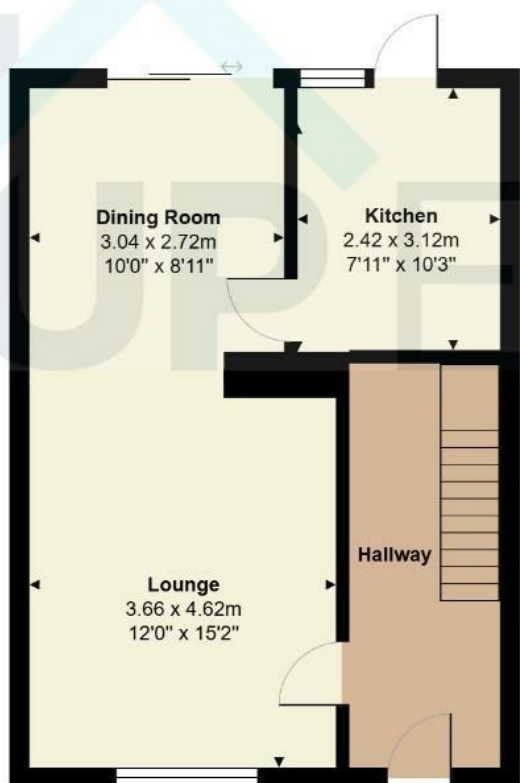
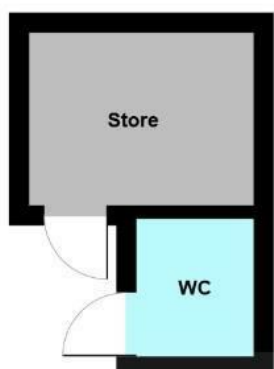
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Mulberry Road, Coventry





Total Area: 105.2 m² ... 1133 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates