



3 Bedroom House - Semi-Detached
located on Letchlade Close,
Coventry
£230,000

UP Estates



THIS ONE TICKS A LOT OF BOXES! **EXTENDED END TERRACE - THREE DOUBLE BEDROOMS - TWO BATHROOMS, ONE ON EACH FLOOR - LOVELY REAR EXTENSION - DRIVEWAY & GARAGE PARKING** With parking for multiple vehicles side by side, and being found to good decorative order through, especially in the useful rear extension and ground floor shower room, this is an excellent opportunity for a great family home. How often does one find a third box bedroom, and small upstairs bathroom when house hunting - well, not the case here! Having three bedrooms upstairs that can be used with double beds, spacious bathroom and an overall sq ft approaching 950 sq ft make this a cut above the average home in the area.

Situated nearby to University hospital Walsgrave, the M6 motorway network, as well as host of nearby primary and secondary schools, as well as convenience shops, restaurants, cinema etc nearby - this is an opportunity not to be missed. CHECK OUT THE FLOORPLAN to appreciate the layout and sizing of accommodation on offer. EPC pending.

£230,000

- NO CHAIN SALE
- Extended End Terrace
- Rare find - 3 Double Bedrooms
- Two Bathrooms - one on each floor
- Low maintenance rear garden
- Excellent rear extension
- Driveway & Garage Parking
- Situated on a quiet road





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.

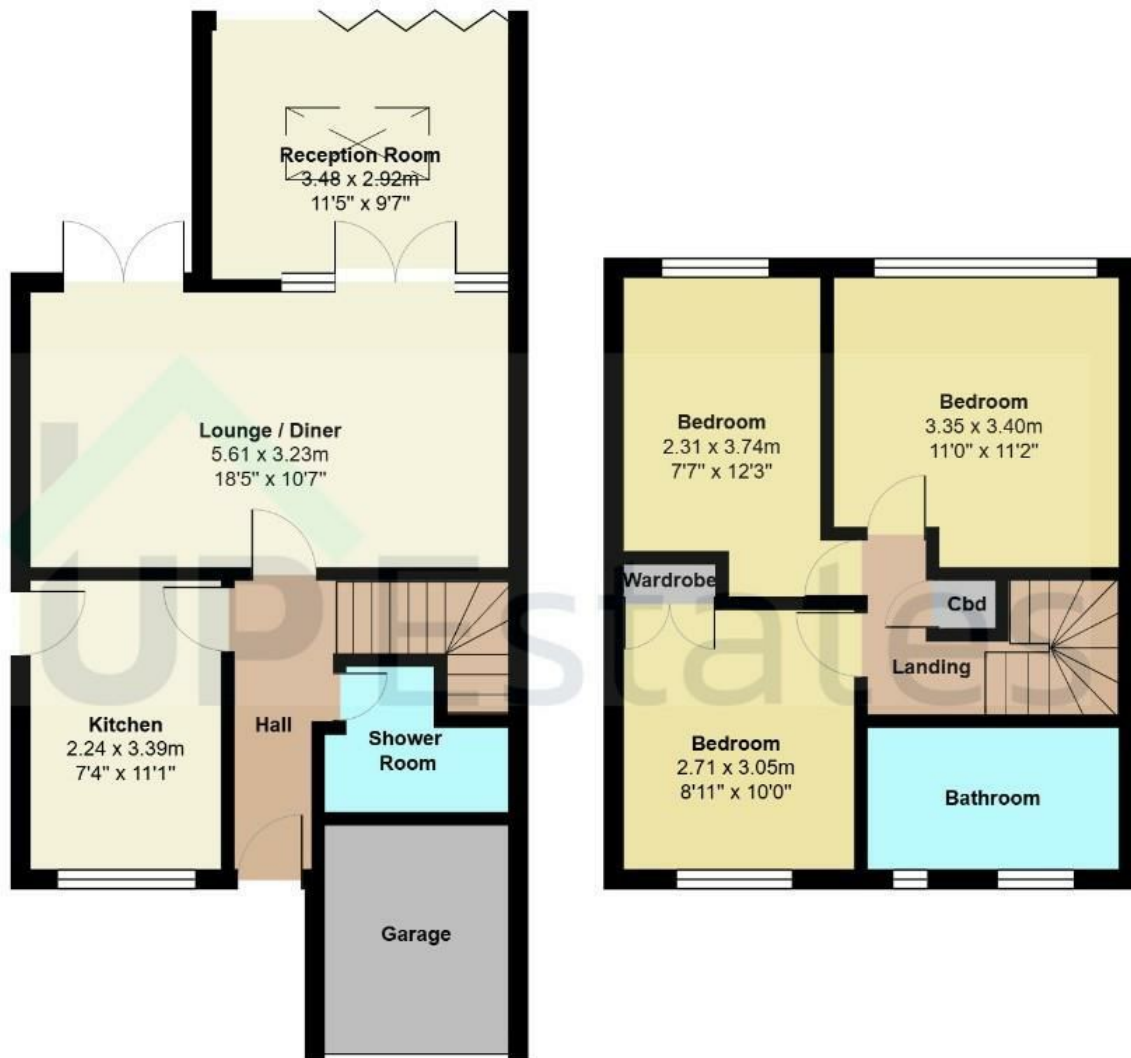
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Letchlade Close, Coventry





Total Area: 87.7 m² ... 943 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

UP Estates