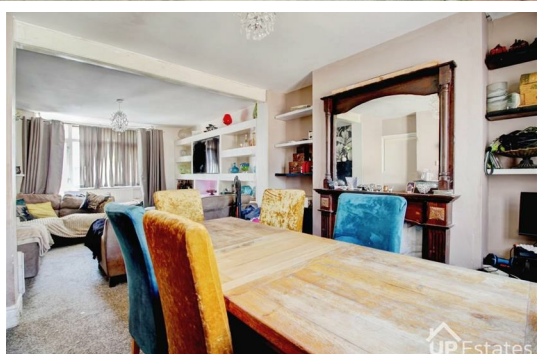
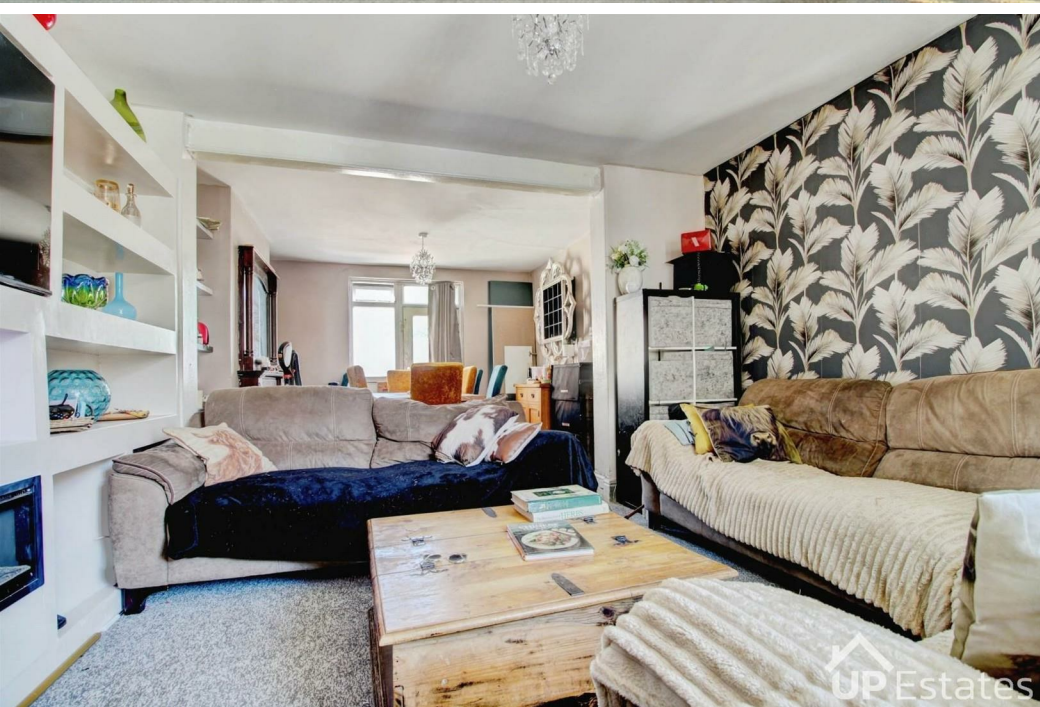




3 Bedroom House - Semi-Detached
located on Beresford Avenue,
Coventry
Offers Over £180,000

 **UP Estates**



RARE CORNER POSITION – THREE-BEDROOM SEMI-DETACHED HOME – PRIVATE, NON-OVERLOOKED GARDEN

A fantastic opportunity to acquire this three-bedroom semi-detached home, occupying a rare corner plot position at the end of Beresford Road, Foleshill, CV6. Ideally situated, the property benefits from excellent local amenities and superb transport links, with convenient access to Coventry City Centre, the CBS Arena, Gallagher Retail Park, a wide selection of bars, bistros, restaurants, retail outlets, sports and leisure facilities, as well as nearby Holbrooks Park. The property is also well served by local schools and major road networks, including the A444 and M6.

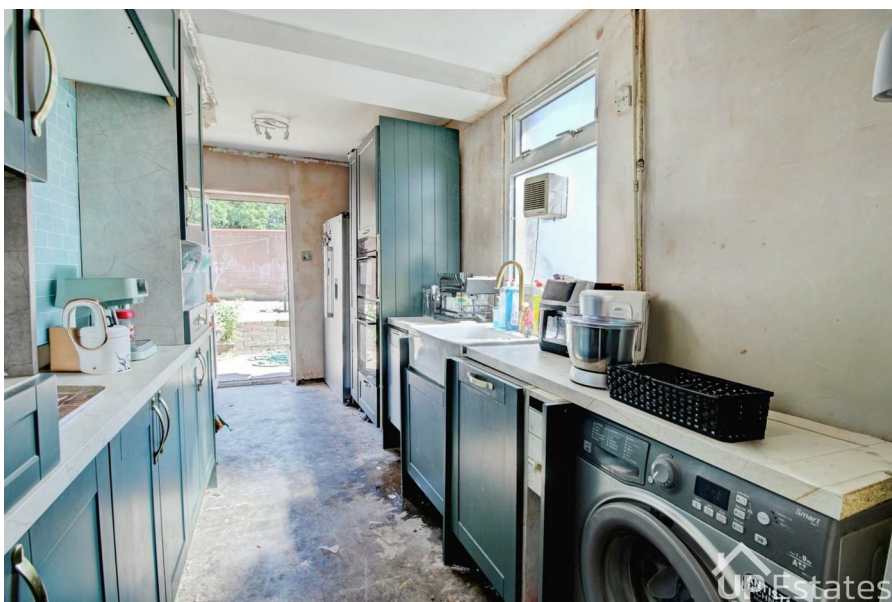
Offering excellent scope for buyers to make their own, the accommodation briefly comprises an entrance hall, a spacious lounge/dining room, kitchen, and a wrap-around paved garden providing a private, non-overlooked outdoor space. To the first floor, there are three well-proportioned bedrooms and a bathroom.

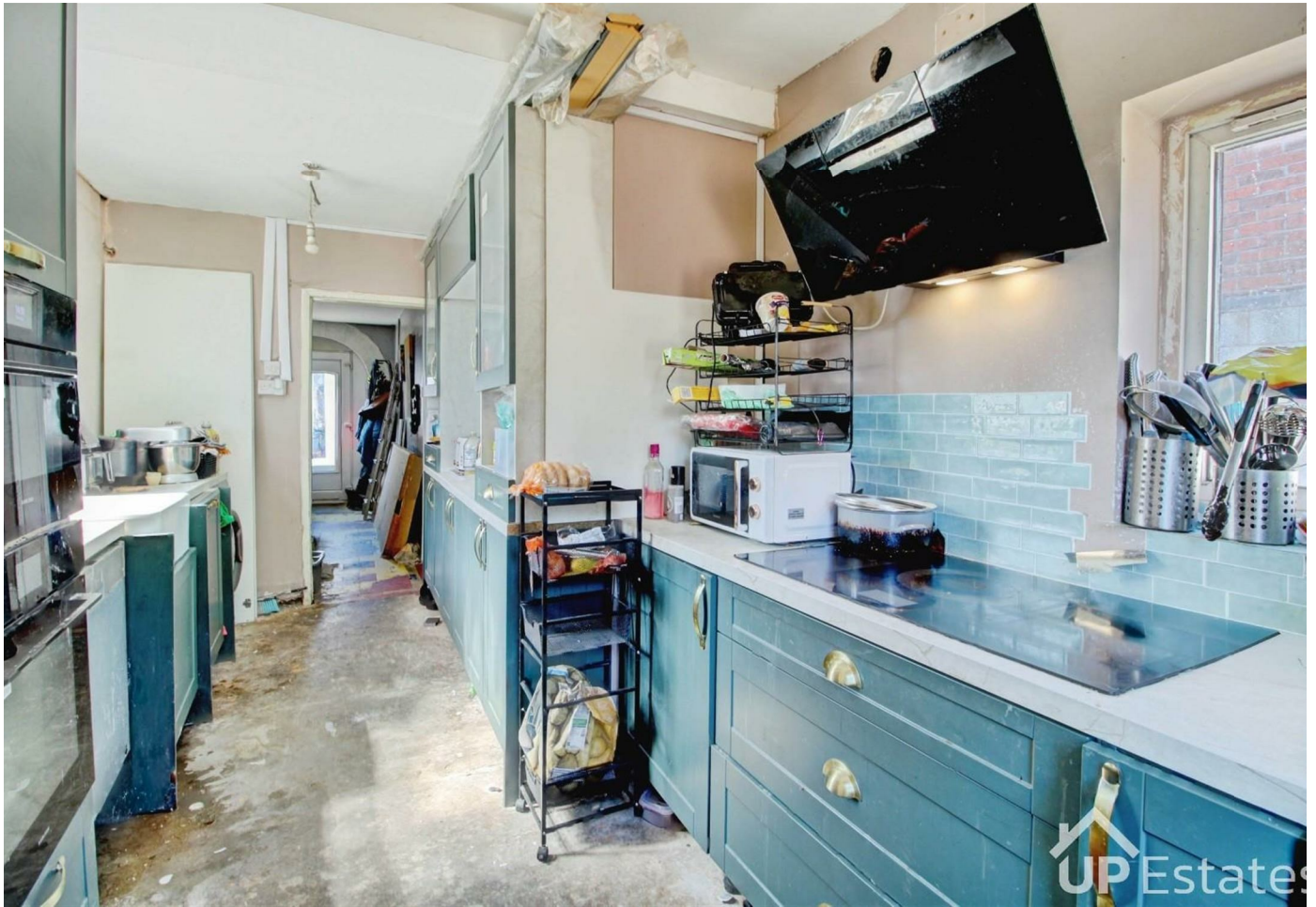
Early viewing is highly recommended – call today to arrange your appointment.

Please note: We have been advised by the vendor that the solar panels are disconnected and are scheduled to be removed in due course.

Offers Over £180,000

- CORNER PLOT
- SEMI-DETACHED HOME
- THREE BEDROOMS
- POPULAR LOCATION
- LOUNGE / DINER
- SURROUNDED BY AMENITIES





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.

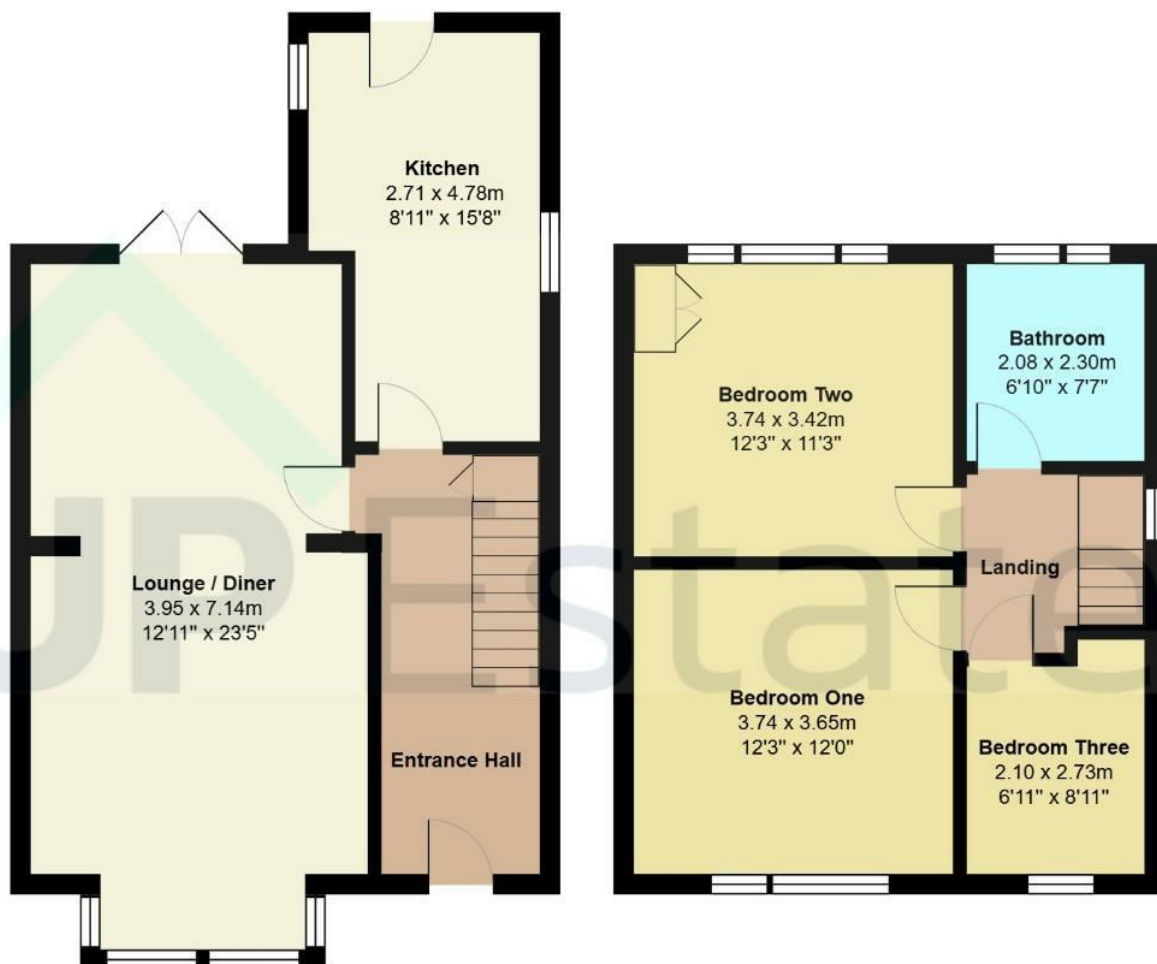
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Beresford Avenue, Coventry





Total Area: 94.7 m² ... 1019 ft²

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