



4 Bedroom House - Terraced
located on Proffitt Avenue, Coventry
Offers Over £230,000

 **UP** Estates



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**** DECEPTIVELY SPACIOUS FOUR BEDROOM FAMILY HOME - OPEN PLAN KITCHEN/DINER - SPACIOUS LOUNGE - LARGE SOUTH EAST FACING GARDEN WITH OUTBUILDINGS **** This deceptively spacious four bedroom home is now available for purchase! Very briefly comprising of: two car driveway, entrance hall, family living room, kitchen/diner, sizable south east facing rear mature garden with seating areas, and outbuildings (WC, store and workshop) all to the ground floor. On the first floor off of the landing are four well proportioned bedrooms, plus a good sized walk in storage cupboard, and the family bathroom. Call immediately to secure a viewing!

Offers Over £230,000

- FANTASTIC FOUR BEDROOM FAMILY HOME!
- LOVELY KITCHEN/DINER
- SPACIOUS SOUTH/EAST FACING GARDEN
- FAMILY LIVING ROOM
- DECEPTIVELY SPACIOUS THROUGHOUT
- OUTBUILDING STORAGE/WORKSHOP
- SURROUNDED BY AMENITIES
- CALL NOW TO VIEW!





LOCATION

This beautiful four bedroom family home is ideally situated in a convenient location on the north-east side of the city. A variety of local amenities are easily accessible, including local primary schools, the Gallagher Retail Park, and excellent transport links via the A444 dual carriageway.

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



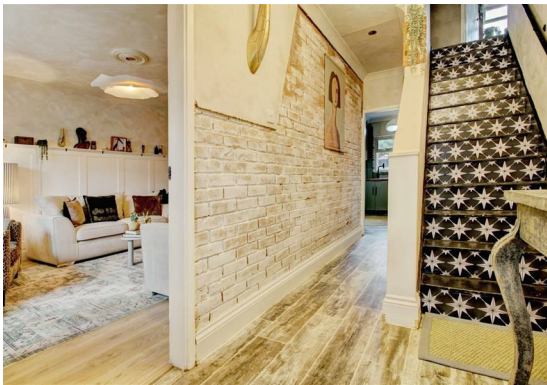


accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

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.



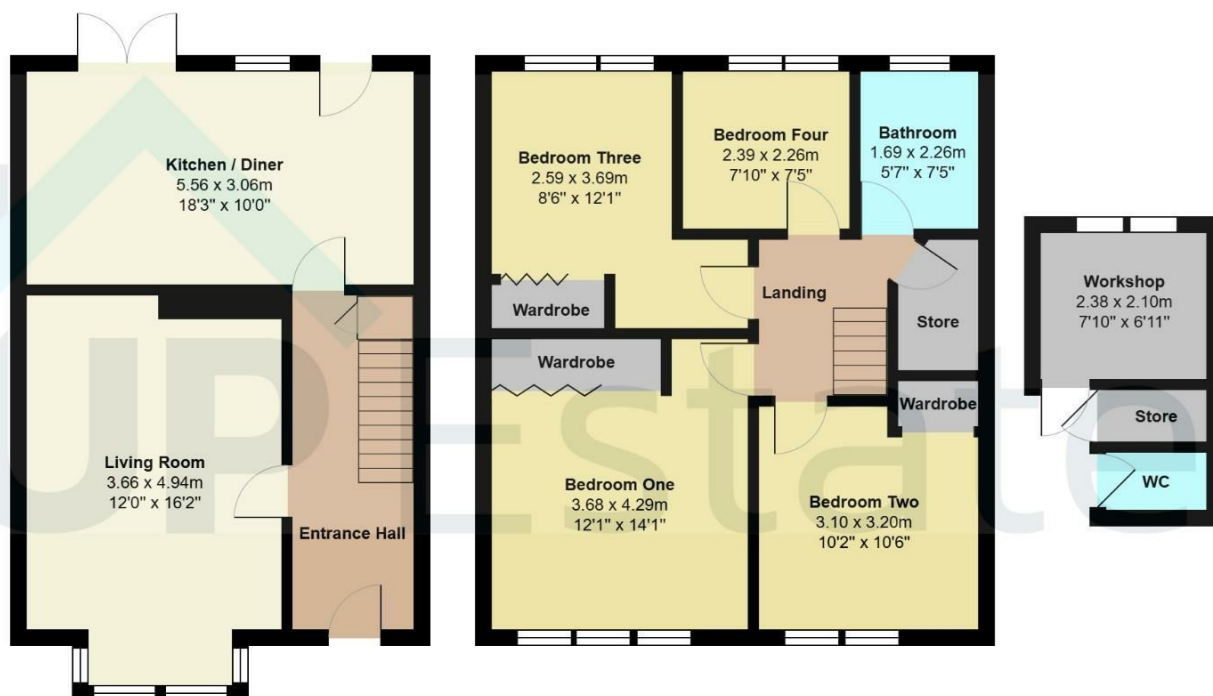
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Proffitt Avenue, Coventry





Total Area: 102.3 m² ... 1101 ft² (excluding wc, store, workshop)

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

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