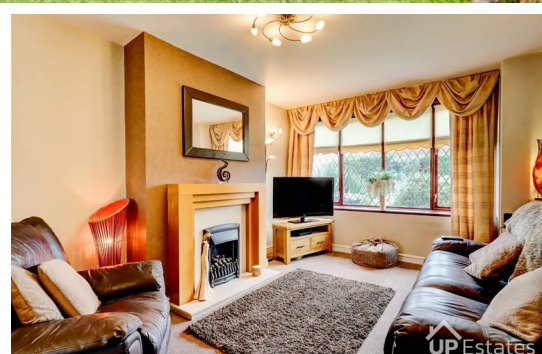




3 Bedroom House - Terraced
located on Armscott Road,
Coventry
£259,000

UP Estates



THREE BEDROOM MID TERRACED HOME | NO UPWARD CHAIN | TWO DOUBLE BEDROOMS | CONSERVATORY | CLOSE TO WYKEN CROFT NATURE PARK

Offered to the market with no upward chain, this three bedroom mid terraced home is ideally situated close to local amenities, schools and excellent transport links. The property is conveniently located close to Wyken Croft Nature Park, with easy access to UHCW Hospital and nearby St John Fisher Catholic Primary school and Wyken Croft Primary School.

The accommodation begins with a useful entrance porch and welcoming entrance hall, leading into a spacious lounge diner. To the rear is a fitted kitchen and conservatory, providing additional living space and direct access to the garden.

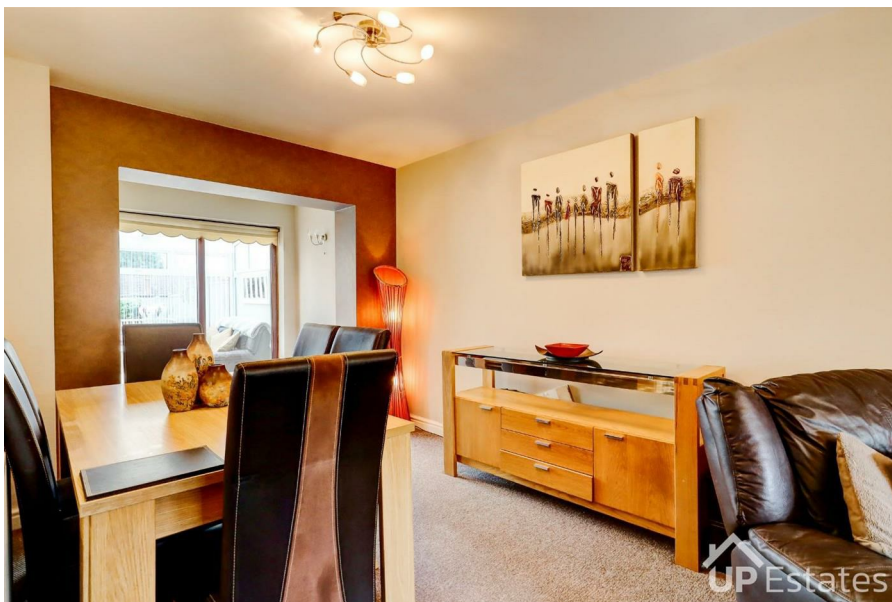
Upstairs, there are two generous double bedrooms, both benefiting from built-in wardrobes, alongside a well proportioned single bedroom and a family shower room.

Externally, the conservatory opens onto a raised decking area, creating an ideal seating space for relaxing or entertaining. Steps lead down to a low maintenance rear garden, with a garage situated to the rear. To the front is a well maintained garden, with potential to create off-road parking subject to the necessary planning permissions.

This well located home offers practical accommodation with the added benefit of no upward chain and excellent access to local amenities, schools and UHCW.

£259,000

- THREE BEDROOM MID TERRACED HOME
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- SPACIOUS LOUNGE DINER
- CONSERVATORY
- FAMILY SHOWER ROOM
- DECKING SEATING AREA
- LOW MAINTENANCE REAR GARDEN
- GARAGE TO THE REAR
- POTENTIAL FOR OFF-ROAD PARKING STPP





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.

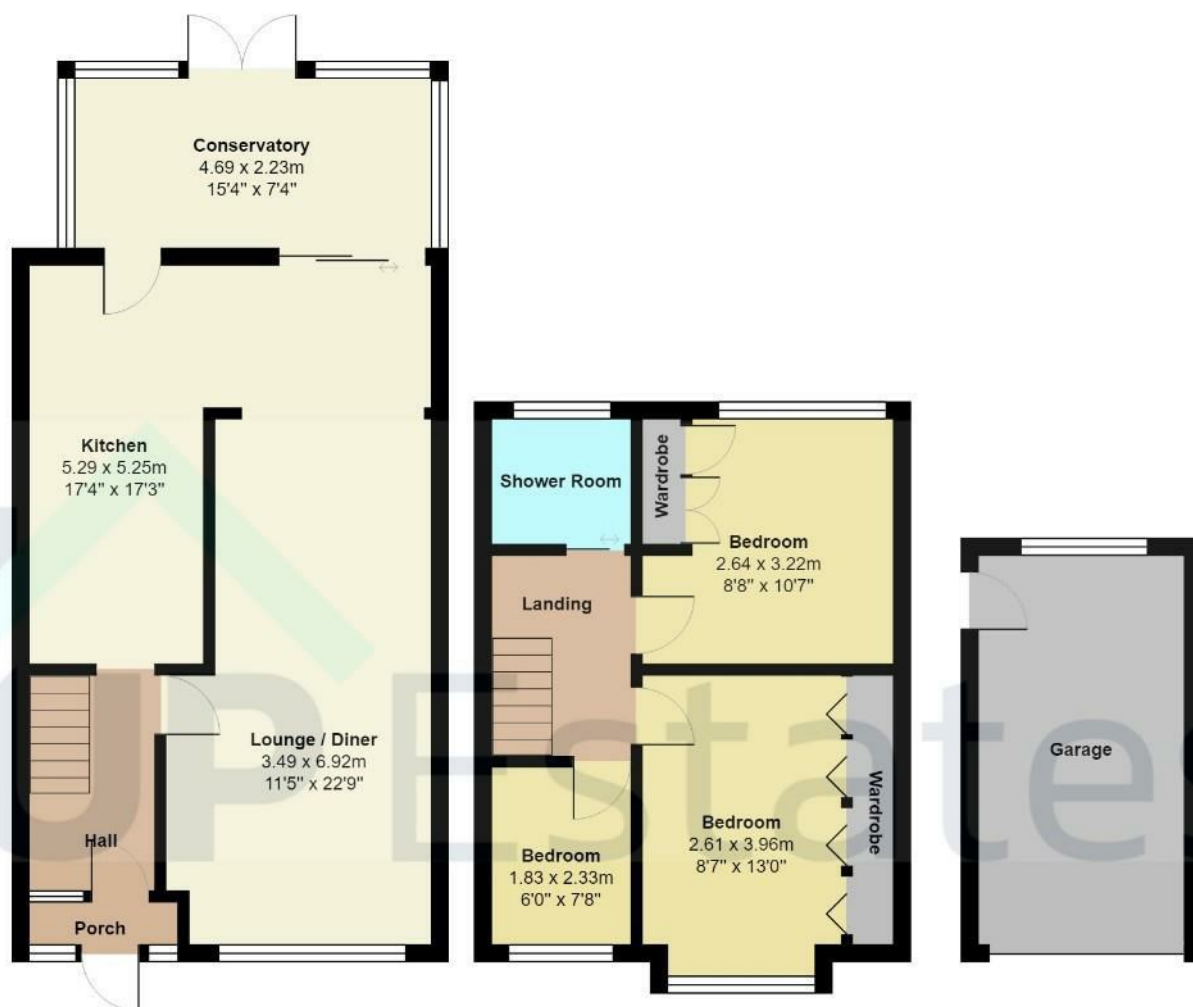
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Armscott Road, Coventry





Total Area: 96.3 m² ... 1037 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