



3 Bedroom House - End Terrace
located on Purcell Road, Coventry
Offers Over £195,000

UP Estates



NO UPWARD CHAIN | THREE BEDROOM END-TERRACED HOME | IDEAL FIRST TIME BUYER PROPERTY | POTENTIAL TO EXTEND STPP | GREAT LOCATION

Offered to the market with no upward chain, this three bedroom end-terraced home presents an excellent opportunity for first time buyers looking to get onto the property ladder. The property is conveniently located close to local amenities, Courthouse Green Primary School and excellent transport links, with easy access to the A444 and UHCW via local bus routes.

The accommodation begins with an entrance hall leading into a generous living room which flows through to a separate dining area, creating a practical space for both relaxing and entertaining. The kitchen is well proportioned and offers useful storage and preparation space.

Upstairs, there are two good-sized double bedrooms, both benefiting from built-in storage, alongside a large single bedroom and a family bathroom.

Externally, the property features a low-maintenance rear garden with an external WC and two useful store rooms. There is potential to extend the property, subject to the necessary planning permissions, with plumbing already available. To the front, there is a small lawn alongside a hardstanding area offering potential for off-road parking, subject to the relevant permissions.

With its convenient location, practical layout and scope for future improvement, this property would make an ideal first home or investment opportunity.

Offers Over £195,000

- NO UPWARD CHAIN
- THREE BEDROOM END-TERRACED HOME
- IDEAL FIRST TIME BUYER PROPERTY
- LIVING ROOM THROUGH TO DINING AREA
- WELL PROPORTIONED KITCHEN
- TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- LARGE SINGLE BEDROOM
- LOW-MAINTENANCE REAR GARDEN
- TWO STORE ROOMS & EXTERNAL WC
- POTENTIAL TO EXTEND & CREATE 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.





Purcell Road, Coventry





Total Area: 91.9 m² ... 989 ft² (excluding store, wc)

All measurements are approximate and for display purposes only

CONTACT

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