



3 Bedroom House - Semi-Detached
located on Royal Crescent,
Coventry
Offers Over £250,000

UP Estates



**** DECEPTIVELY SPACIOUS SEMI-DETACHED FAMILY HOME WITH NO FORWARD CHAIN - THREE SPACIOUS BEDROOMS - WC, UTILITY ROOM & BATHROOM - SIZABLE, MATURE, PRIVATE GARDEN - NON-OVERLOOKED TO FRONT OR REAR - GARAGE & DRIVEWAY **** This is an exceptional opportunity to purchase a much loved, three bedroom semi-detached family home on Royal Crescent with no forward chain. Viewing is essential to appreciate this bright, well proportioned property which very briefly comprises of; driveway, garage with power/light, porch, entrance hall, open plan lounge diner, contemporary kitchen, extended utility room with convenient WC and a stunning landscaped mature garden all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the family bathroom. The loft is insulated, part boarded, with pull down ladder and light. Call immediately to secure a viewing!

Offers Over £250,000

- NO FORWARD CHAIN
- SPACIOUS SEMI-DETACHED FAMILY HOME
- NON-OVERLOOKED FRONT OR REAR
- THREE GOOD SIZED BEDROOMS
- WC & FAMILY BATHROOM
- SURROUNDED BY AMENITIES





LOCATION

Conveniently located near excellent schools, local shops, and transport links, with easy access to UHCW Hospital, Jaguar Land Rover, and nearby motorway connections. Green spaces close by make this a great spot for families. A short drive to country parks and nature reserves.

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.





Royal Crescent, Coventry





Total Area: 117.7 m² ... 1267 ft²

All measurements are approximate and for display purposes only

CONTACT

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