



UP Estates



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**2 Bedroom House - Semi-Detached**  
**located on Marnhull Close,**  
**Coventry**  
**Offers Over £219,950**

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## Offers Over £219,950

- NO FORWARD CHAIN
- RE-FITTED CENTRAL HEATING SYSTEM & BOILER CIRCA 4 YRS OLD
- SPACIOUS WRAP AROUND GARDEN
- DRIVEWAY & GARAGE/WORKSHOP
- SOUGHT AFTER LOCATION NEAR UHCW
- LARGE LOUNGE/DINER
- TWO BEDROOMS WITH INTEGRAL WARDROBES

**\*\* LARGER THAN AVERAGE PLOT - GARAGE/WORKSHOP WITH POWER AND LIGHT - NO FORWARD CHAIN - TWO BEDROOM SEMI-DETACHED BUNGALOW \*\*** This is a rare opportunity to purchase a deceptively spacious semi-detached home on Marnhull Close, Walsgrave. Viewing is essential to appreciate this property which very briefly comprises of: landscaped frontage and driveway leading to the garage, boasting power/light, there is a secure lean to which opens to the beautiful, spacious yet low maintenance non-overlooked garden. A true oasis for keen gardeners, and great for summer social gatherings. From the lean to, there is also a door into the welcoming entrance hall which flows through the property. A spacious lounge diner is the heart of the home, with patio doors to the rear aspect. Two well proportioned bedrooms both benefit from integrated wardrobe storage. The kitchen has a range of wall/base mounted units, window overlooking the garden. Finally, the family bathroom serves the properties occupants. This property has no forward chain, a re-fitted central heating system (circa 4 years old - with transferable warranty remaining) and is ready for it's new owners, call now to secure a viewing!





## **LOCATION**

This fantastic property is well served and within walking distance of the University Hospital, a stones throw from the local Tesco Superstore, well regarded schools, as well as bus services & being within a few minutes drive of the M6/M69 motorway network.

## **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.





Marnhull Close, Coventry





Total Area: 80.7 m<sup>2</sup> ... 868 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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