



2 Bedroom House - Semi-Detached
located on Lymore Croft, Coventry
Offers Over £225,000

UP Estates



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**** Extended, Beautifully Presented Semi-Detached Home - No Forward Chain - Popular Location Close To UHCW - Two Double Bedrooms, Two Reception Rooms - Sunny Private Garden **** This is a fantastic opportunity to purchase a beautifully presented semi-detached home, extended to the rear and refreshed throughout, with no forward chain! This family-friendly neighbourhood is near open fields, shops, restaurants, schools, as well as being walking distance to the University Hospital and surrounded by great road links (M6, M69, M1). The property itself very briefly comprises of; driveway, low maintenance front garden, open plan entrance and family living room with feature electric fireplace, extended sun room, private garden with side access and the kitchen all to the ground floor. On the first floor off of the landing are two well proportioned bedrooms and the family bathroom. This contemporary and turn-key home is offered with no forward chain - Call immediately to secure a viewing!

Offers Over £225,000

- NO FORWARD CHAIN
- EXTENDED SEMI-DETACHED HOME
- SPACIOUS LIVING ROOM
- SUN ROOM OVERLOOKING GARDEN
- POPULAR LOCATION NEAR TO UHCW
- TWO DOUBLE BEDROOMS





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.



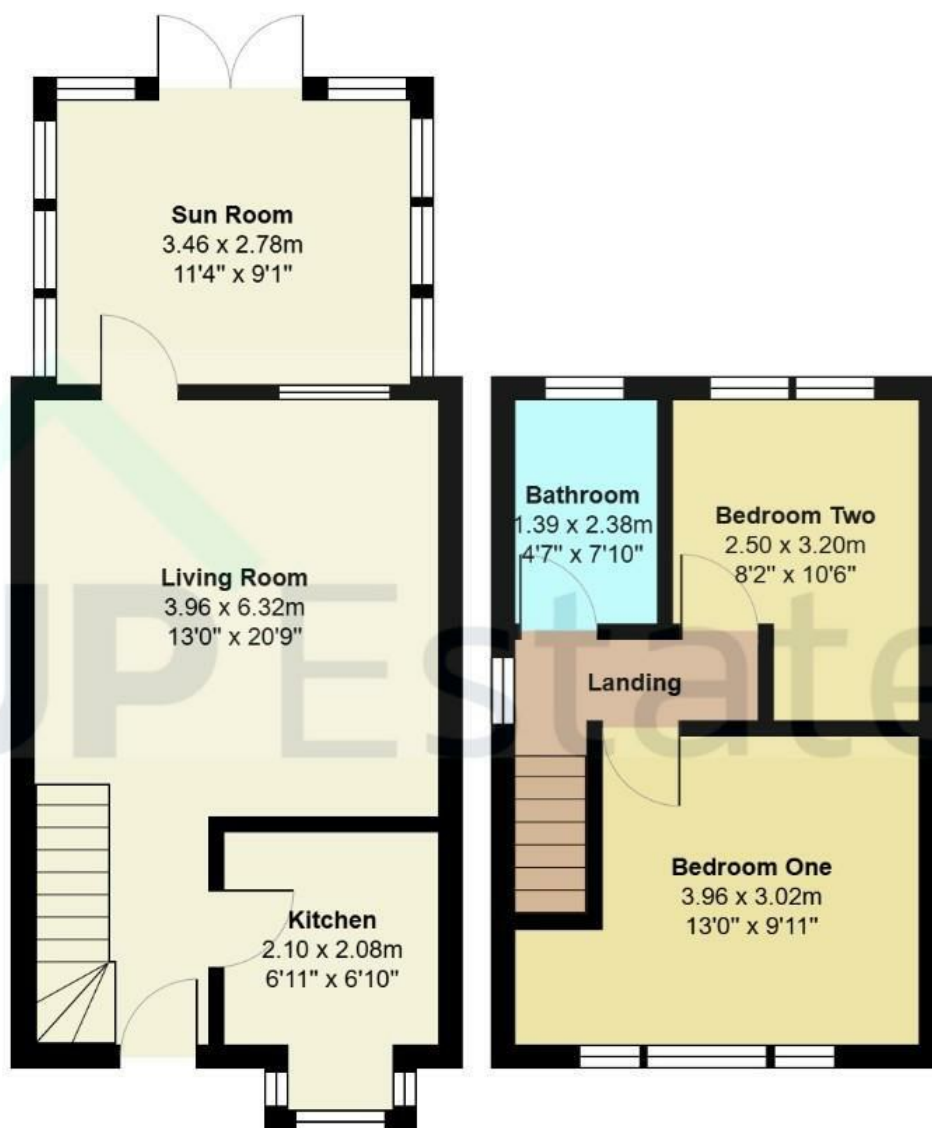
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Lymore Croft, Coventry





Total Area: 60.9 m² ... 655 ft²

All measurements are approximate and for display purposes only

CONTACT

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