



**1 Bedroom House - Terraced**  
**located on Cossington Road,**  
**Coventry**  
**Offers Over £135,000**

 **UP Estates**



ONE BEDROOM MID TERRACED HOME | NO UPWARD CHAIN | IDEAL FIRST TIME BUY OR INVESTMENT | OPEN PLAN LIVING | WELL PRESENTED THROUGHOUT | ALLOCATED PARKING

Situated just off Lythalls Lane, this well presented and deceptively spacious one bedroom mid terraced home offers a fantastic opportunity for first time buyers or investors alike. The property is ready to move into, offered with no upward chain and allocated parking.

The ground floor comprises a spacious double bedroom, alongside a modern and well proportioned shower room. A large under-stairs storage cupboard provides excellent practical storage space.

To the first floor is a bright and stylish open plan lounge, kitchen and dining area, finished to a high standard and offering a contemporary living space ideal for modern lifestyles.

The property is conveniently located close to Arena Shopping Park and Coventry Arena Train Station, with excellent road links via the A444 and M6, making it ideal for commuters.

## Offers Over £135,000

- ONE BEDROOM MID TERRACED HOME
- NO UPWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
- SPACIOUS DOUBLE BEDROOM
- MODERN SHOWER ROOM WITH GENEROUS STORAGE
- OPEN PLAN LOUNGE KITCHEN DINER
- WELL PRESENTED AND READY TO MOVE INTO
- CLOSE TO ARENA SHOPPING PARK AND TRAIN STATION
- EASY ACCESS TO A444 AND M6
- ALLOCATED PARKING





### **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.



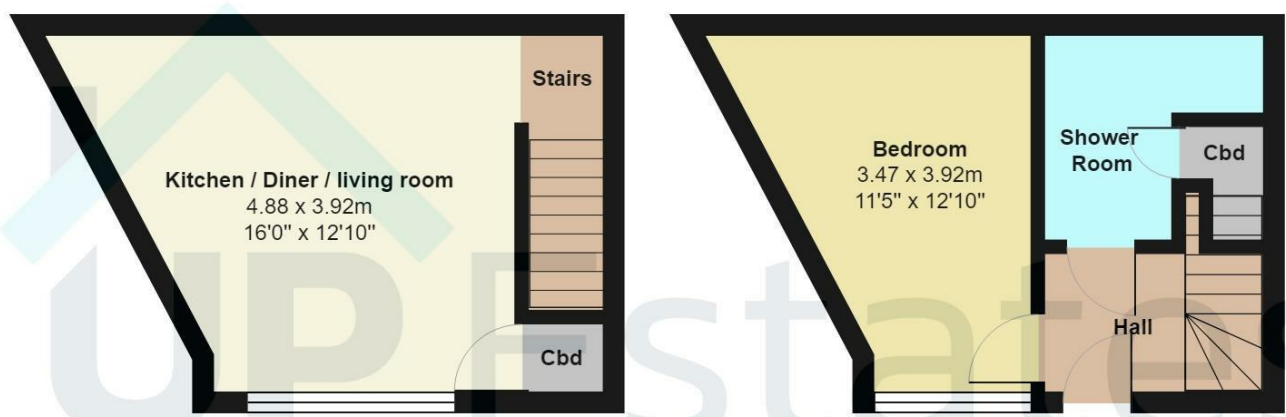
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Cossington Road, Coventry





Total Area: 40.1 m<sup>2</sup> ... 432 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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