

3 Bedroom House - Terraced
located on Wyver Crescent,
Coventry
£260,000

 **UP Estates**



NO UPWARD CHAIN | THREE BEDROOM HOME | TWO RECEPTION ROOMS | WELL MAINTAINED THROUGHOUT | DRIVEWAY | GREAT LOCATION

Situated just off Binley Road, this well maintained three bedroom mid terraced home is offered to the market with no upward chain. The property benefits from excellent transport links with easy access to Coventry City Centre and a wide range of local amenities nearby.

The ground floor comprises a spacious living room with a bay window to the front, along with a second reception room featuring a door leading out to the rear garden, offering flexible living and dining space. To the rear, there is a generous kitchen/breakfast room with direct garden access.

Upstairs, the property offers two spacious double bedrooms, one of which benefits from two useful store rooms, along with a well proportioned single bedroom. A family bathroom completes the first floor.

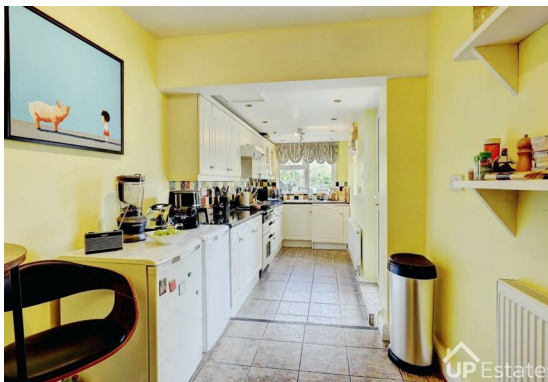
Externally, the rear garden is well maintained and includes a paved seating area, a lawn and a pathway leading to the rear access at the end of the garden. To the front of the property, there is a block paved driveway providing off road parking.

This is a fantastic opportunity to acquire a well located home with great potential.

£260,000

- NO UPWARD CHAIN
- THREE BEDROOM MID TERRACED HOME
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN / BREAKFAST ROOM
- LIVING ROOM WITH BAY WINDOW
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- WELL MAINTAINED REAR GARDEN
- BLOCK PAVED DRIVEWAY
- EASY ACCESS TO CITY CENTRE & LOCAL AMENITIES





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.





Wyver Crescent, Coventry





Total Area: 96.7 m² ... 1041 ft²

All measurements are approximate and for display purposes only

CONTACT

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