



3 Bedroom House - Semi-Detached
located on Hartley Close, Coventry
£265,000

UP Estates



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**** FREEHOLD FAMILY HOME WITH NO FORWARD CHAIN - THREE BEDROOMS, TWO BATHROOMS & WC - POPULAR LOCATION - TWO CAR DRIVEWAY - SEMI-DETACHED HOUSE - SOUTH WEST FACING GARDEN - TUCKED AWAY IN PRIVATE CUL DE SAC ****

This is a fantastic opportunity to purchase a three bedroom semi-detached family home tucked away in Hartley Close, with no forward chain! The property is entered via a entrance hallway leading to a generous living room, which provides ample space for a variety of furnishings and benefits from a useful storage cupboard. To the rear, the kitchen/dining room is fitted with a range of units offering excellent worktop and cupboard space, incorporating an integrated sink, gas hob, oven and extractor hood, with ample room for a family dining table. A convenient ground floor WC completes the accommodation on this level.

The first floor features two well-proportioned double bedrooms and a family bathroom. Occupying the entire second floor is the impressive principal bedroom suite, with en-suite shower room. The loft is boarded and usable for storage.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, and south west facing rear garden. The estate has an annual management fee of £260. Call immediately to view!

£265,000

- NO FORWARD CHAIN
- FREEHOLD SEMI-DETACHED HOME
- WC, ENSUITE & BATHROOM
- POPULAR DEVELOPMENT
- TWO CAR DRIVEWAY
- SOUTH WEST FACING GARDEN





LOCATION

The property is located in a popular residential suburb around 3-4 miles north of Coventry city centre. There is a children's park and greenery onsite, along with surrounding local shops/facilities with Tesco, Aldi and Morrison supermarkets a short drive away. The road network is easily accessible with the A46 Trunk Road and M6 within a 10-15 minute drive.

Coventry and Nuneaton mainline rail stations also offer direct access to London, Birmingham and Leicester with branch line access to both available at nearby Bedworth or Coventry Arena stations. All age range of schooling is also available locally.

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.



Hartley Close, Coventry





Total Area: 86.7 m² ... 933 ft²

All measurements are approximate and for display purposes only

CONTACT

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