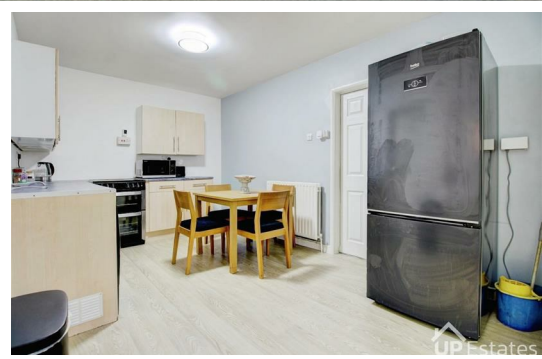




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**4 Bedroom House - Semi-Detached**  
**located on Masser Road, Coventry**  
**£245,000**

**UP Estates**



**\*\* CHECK OUT THE FLOORPLAN! - EXTENDED SEMI-DETACHED HOME - FLEXIBLE FAMILY LIVING - GARDEN CABIN WITH POWER/LIGHT - GATED BLOCK PAVED FRONTAGE - NO FORWARD CHAIN - TWO SHOWER ROOMS - KITCHEN/DINER \*\*** This is an exceptional opportunity to purchase a much loved, beautifully maintained, extended semi-detached family home on Masser Road, Holbrooks. Viewing is essential to fully appreciate this property which very briefly comprises of; gated, block paved frontage, entrance hall, living room with bay window flowing the property with natural light, followed by the kitchen/diner, through to the versatile, extended rear bedroom or reception room, and shower room all to the ground floor. To the rear there is a private garden with gated side access, and an impressive garden cabin boasting power and light. On the first floor off of the landing are three well proportioned bedrooms and a further shower room! This home has been beautifully maintained and much improved, call immediately to secure a viewing!

£245,000

- NO FORWARD CHAIN
- EXTENDED SEMI-DETACHED FAMILY HOME
- GARDEN CABIN WITH POWER/LIGHT
- TWO SHOWER ROOMS
- FLEXIBLE FAMILY LIVING
- BEAUTIFULLY MAINTAINED THROUGHOUT





## LOCATION

The property is situated in a quiet residential road located in the popular location of Holbrooks, a short distance from the CBS Arena and Arena retail shopping park. The nearby shopping park offers a large Tesco superstore, M & S Foodhall and various popular retail outlets as well as food facilities. There is a train station located at the arena as well as easy access to the motorway network including the M6, M1 and M69. Holbrooks as an area offers excellent local amenities as well as close by popular school choices.

## 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.



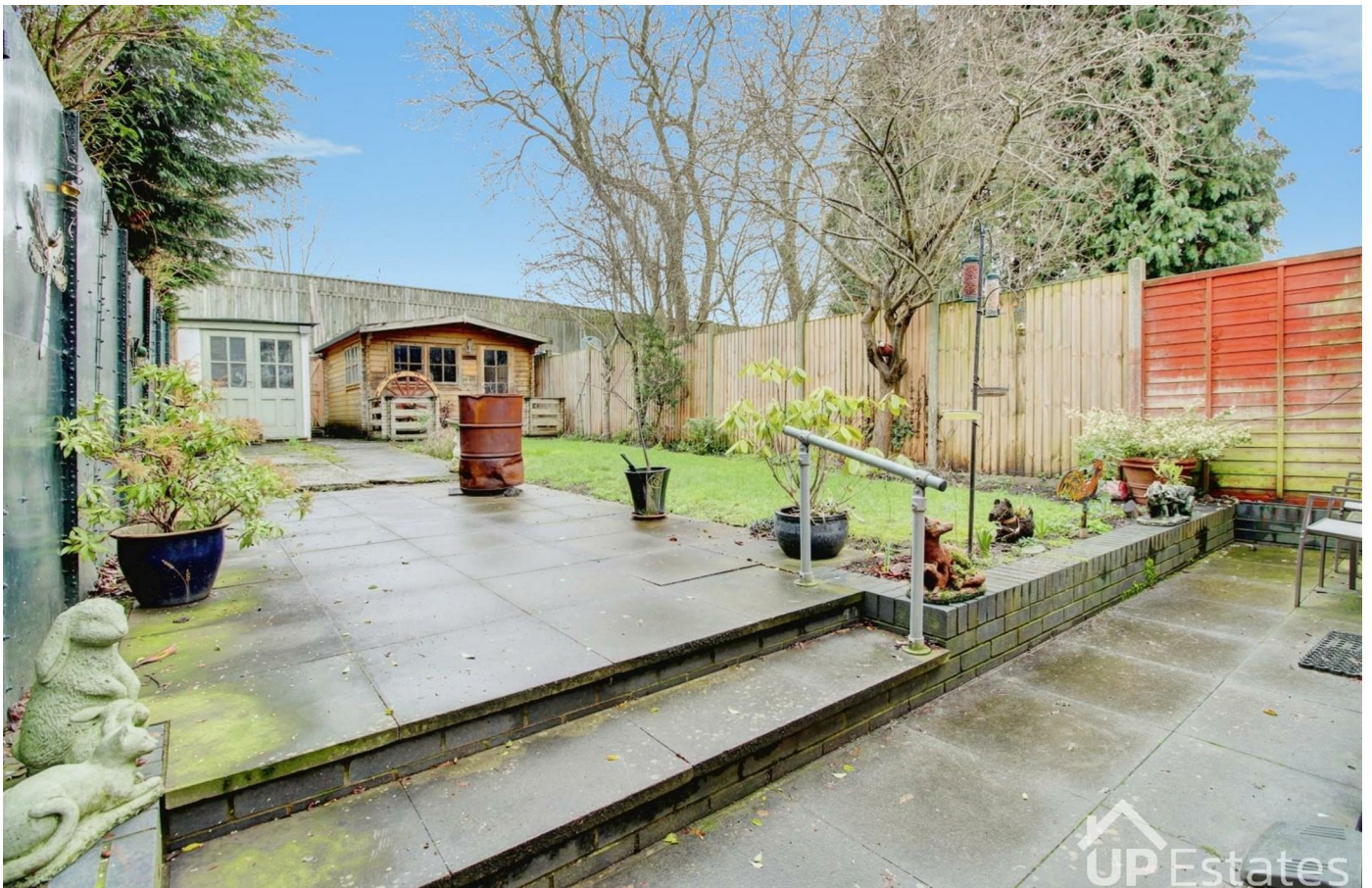
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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





Masser Road, Coventry





Total Area: 96.3 m<sup>2</sup> ... 1037 ft<sup>2</sup> (excluding garden cabin with power & light)

All measurements are approximate and for display purposes only

## CONTACT

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