







# 3 Bedroom House - Terraced

## located on Ryder Row, Coventry

## Offers Over £165,000

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## Offers Over £165,000

- THREE BEDROOM MID TERRACE HOME
- RURAL NEW ARLEY LOCATION
- COMFORTABLE FRONT LIVING ROOM
- OPEN-PLAN KITCHEN AND DINING AREA WITH A CONVENIENT UTILITY SPACE
- MODERN GROUND FLOOR FAMILY BATHROOM
- THREE WELL PROPORTIONED BEDROOMS WITH BUILT IN CUPBOARDS
- RAISED REAR GARDEN
- ON STREET PARKING READILY AVAILABLE
- RECENTLY UPDATED WITH RENDERING WITH THE ADDED BENEFIT OF AN AIR SOURCE HEAT PUMP
- EXCELLENT CROSS COUNTRY ROAD LINKS TO COVENTRY, SOLIHULL AND BIRMINGHAM

**THREE BEDROOM MID TERRACE HOME | SEMI-RURAL NEW ARLEY LOCATION | OPEN PLAN KITCHEN & DINING/UTILITY SPACE | IDEAL FIRST TIME BUY OR INVESTMENT HOME** AIR SOURCE HEAT PUMP

Situated within the rural village of New Arley, this three bedroom mid terrace home offers well-proportioned accommodation and a layout that would suit first time buyers, young families or buy-to-let investors. The home has also recently been updated with Rendering along with the added benefit of an Air Source Heat Pump. The property will require some updating, providing an excellent opportunity for the next owner to put their own stamp on the home and create a property to suit their own taste.

On entering, the front living room provides a comfortable main reception space with stairs rising to the first floor. To the rear, the kitchen connects through to a useful open-plan dining/utility space, offering flexibility for everyday family living and entertaining. A modern family bathroom is also located on the ground floor. Upstairs, there are three good sized bedrooms, including a generous main bedroom, together with two further bedrooms and useful storage cupboards. Externally, the property benefits from a raised rear garden, while on-street parking is readily available to the front.

New Arley offers a rural setting whilst remaining well placed for commuting, with excellent cross-country road links towards Coventry, Solihull and Birmingham. Arley Primary Academy is within a short walk, while the local Co-op and village pubs are also within easy reach. An appealing opportunity for buyers looking for a home with scope to modernise in a well-connected village location.







## 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.

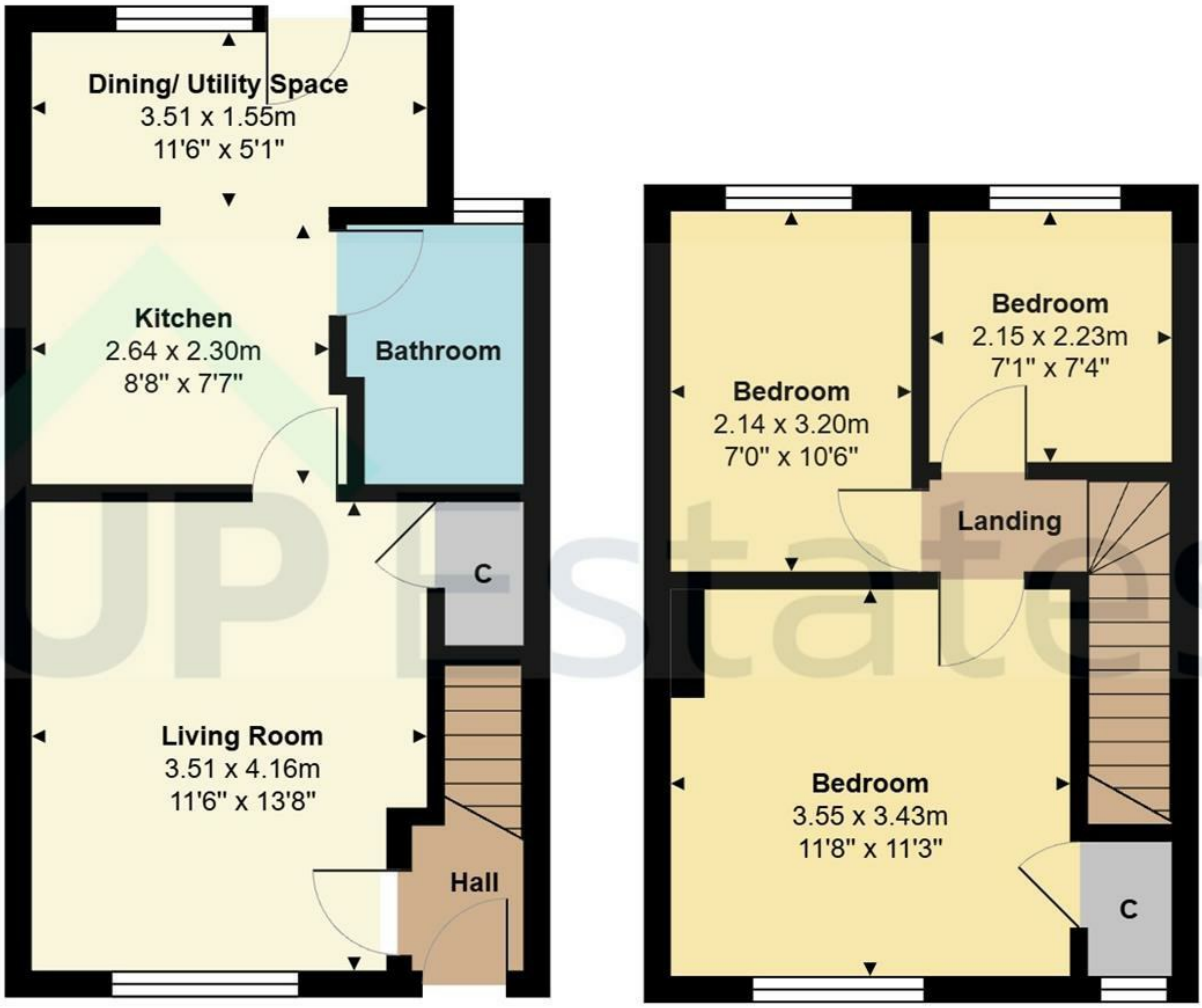
All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

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.




# Ryder Row,  Gun Hill,  Coventry




Total Area: 64.8 m² ... 698 ft²

All measurements are approximate and for display purposes only

**CONTACT**

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