



UP Estates



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3 Bedroom House - End Terrace
located on Dane Road, Coventry
£210,000

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NO UPWARD CHAIN | THREE BEDROOM HOME |
GENEROUS REAR GARDEN | GARAGE TO THE REAR
| POTENTIAL FOR EXTENSION STPP

Offered to the market with no upward chain, this three bedroom home presents an excellent opportunity for buyers looking for a project or a property they can put their own stamp on. The property is conveniently located within walking distance of Stoke Primary School and Stoke Park School, with local amenities nearby and easy access to the A444.

The accommodation begins with an entrance hall leading to a separate living room and dining room. The dining room provides access to the conservatory, creating additional flexible living space. There is also a kitchen, while two useful additional store rooms and an outside WC provide excellent potential for reconfiguration and further improvement.

Upstairs, there are two double bedrooms, a further good-sized single bedroom and a family bathroom.

Externally, the property benefits from a long rear garden extending towards a garage at the rear. The existing layout and additional outbuildings provide scope for a substantial extension, subject to the necessary planning permissions. To the front is a walled garden.

The property does require renovation and improvement throughout, but offers plenty of scope for a buyer to create a home to their own specification. Its generous plot and potential for extension make this an excellent project opportunity.

£210,000

- NO UPWARD CHAIN
- THREE BEDROOM HOME
- IDEAL RENOVATION PROJECT
- TWO RECEPTION ROOMS
- CONSERVATORY
- TWO ADDITIONAL STORE ROOMS
- OUTSIDE WC
- GENEROUS REAR GARDEN
- GARAGE TO THE REAR
- POTENTIAL FOR EXTENSION STPP



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.

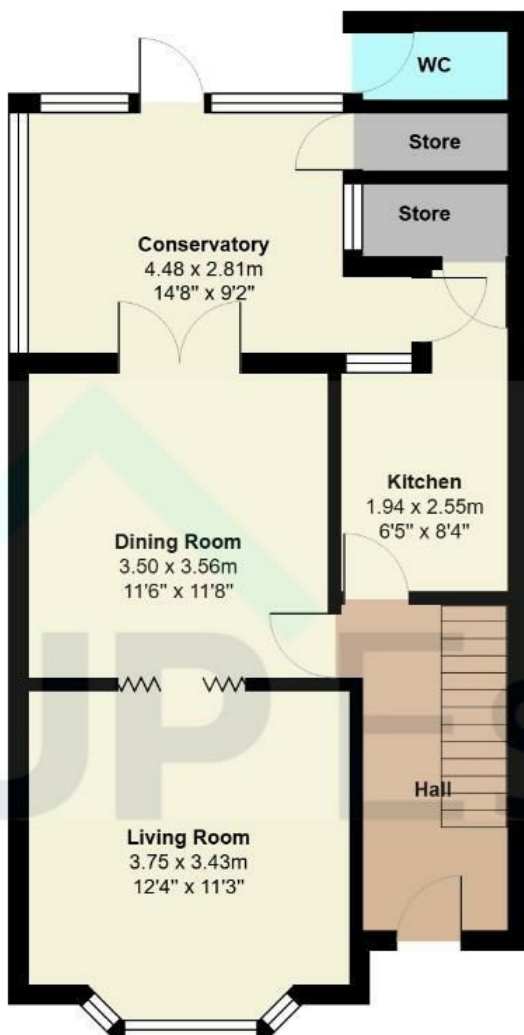


Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Dane Road, Coventry



Total Area: 99.3 m² ... 1068 ft²

All measurements are approximate and for display purposes only

CONTACT

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