



**4 Bedroom House - End Terrace**  
**located on Glencoe Road, Coventry**  
**£240,000**





4



1



2



£240,000

- **CHECK OUT THE FLOORPLAN!!!**
- **NO FORWARD CHAIN**
- **BALCONY, GARAGE & WORKSHOP**
- **LARGE SOUTH FACING GARDEN**
- **FOUR BEDROOMS**
- **WC & SHOWER ROOM**

\*\* CHECK OUT THE FLOORPLAN !!! - FOUR BEDROOM, HALLS TOGETHER END OF TERRACE - LARGE SOUTH FACING GARDEN WITH GARAGE AND WORKSHOP - WC & SHOWER ROOM - SUBSTANTIALLY EXTENDED FAMILY HOME IN POPULAR AREA - NO FORWARD CHAIN \*\* This much-loved and substantially extended halls-together end-of-terrace home offers over 1,300 sq. ft. of versatile living space and is now available with no forward chain. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

#### Ground Floor:

A welcoming entrance hall leads to a bright living room flowing through to the sitting room, providing flexible family space. The kitchen flows into a dedicated dining area, complemented by a convenient ground-floor WC. The sun room opens onto the impressive south-facing mature garden, which features a garage and workshop, both with power/light. There is underfloor heating in the kitchen, dining area, and sun room!

#### First Floor:

The first floor hosts three well-proportioned bedrooms. Bedroom two benefits from a private balcony with charming views over the garden. A modern shower room completes this level.

#### Second Floor:

The top floor is dedicated to the spacious primary bedroom, offering privacy and plenty of natural light.

With generous accommodation across three floors and fantastic outdoor space, this ready-to-move-into family home is perfect for buyers seeking room to grow in a popular residential area.

Offered with no forward chain — book your viewing today!





## 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.





UP Estates

Glencoe Road, Coventry



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Total Area: 121.0 m<sup>2</sup> ... 1303 ft<sup>2</sup> (excluding balcony, workshop with power / light, garage with power & light)  
 All measurements are approximate and for display purposes only

## CONTACT

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