



3 Bedroom House - Semi-Detached
located on Signals Drive, Coventry
£290,000

UP Estates



**** DECEPTIVELY SPACIOUS SEMI-DETACHED FAMILY HOME - TANDEM DRIVEWAY - SOUTH/EAST FACING GARDEN - WC, ENSUITE & BATHROOM - POPULAR STOKE VILLAGE LOCATION**

**** This is a fantastic opportunity to purchase a beautifully presented semi-detached family home within the popular Stoke Village. Viewing is essential to appreciate this home which briefly comprises of; tandem driveway and wrap around front lawn, entrance hall, kitchen/diner with integrated gas hob, oven, extractor, sink, space for further appliances and dining furnishings. Patio doors lead to the sun bathed south/east facing garden. Furthermore, the family living room with dual aspect windows, and the downstairs WC complete the ground floor. On the first floor off of the landing are three well bedrooms, ensuite to bedroom one and the family bathroom. The loft is usable for storage with power/light. Call now to secure a viewing!**

£290,000

- SEMI-DETACHED FAMILY HOME
- WC, ENSUITE & BATHROOM
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- SOUTH EAST FACING GARDEN
- DUAL ASPECT WINDOWS





LOCATION

Stoke Village is convenient for local shops, retail parks, sports and leisure facilities with nearby parks, two fitness centres and the Copsewood Grange golf course, schools (Pattison College with a historic reputation in Performing Arts, Whitley Academy, Blue Coat Church of England, Sacred Heart Catholic, Gosford Park, Stoke Park School & Community College etc.), road/transport links (A45, A46, M69, M1, M6). It is also within close proximity of JLR (Whitley site), PSA Peugeot Citroen (Stoke), University Hospital, Severn Stars, Binley and Pilot Business Parks.

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.

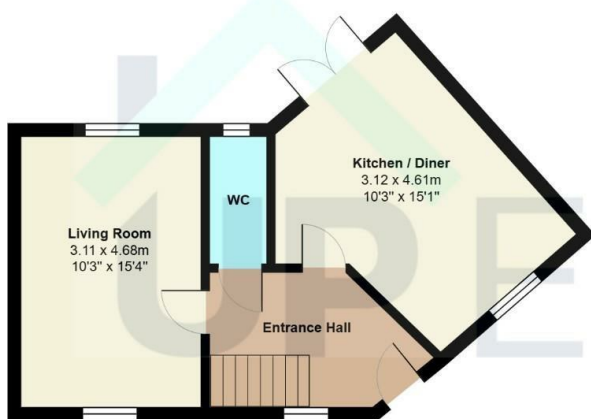
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Signals Drive, Coventry





Total Area: 81.4 m² ... 876 ft²

All measurements are approximate and for display purposes only

CONTACT

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