



3 Bedroom House - End Terrace
located on Brackenhurst Road,
Coventry
£265,000

UP Estates



**** NO FORWARD CHAIN - BRAND NEW ROOF MARCH 2025 - HALLS TOGETHER END OF TERRACE - EXTENDED KITCHEN BREAKFAST ROOM - SPACIOUS, MATURE PRIVATE GARDEN - POPULAR LOCATION - DRIVEWAY & LARGE GARAGE/WORKSHOP **** This is a fantastic opportunity to purchase a halls together, double bay fronted, beautifully maintained & much loved family home on Brackenhurst Road. This property very briefly comprises; driveway, entrance hall, dining room through to lounge, extended kitchen breakfast room (integrated double oven, hob, sink, breakfast bar and space for appliances), followed by the mature private garden boasting large garage/workshop with power/light, all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the family bathroom. This property benefits from having no forward chain, & a brand new roof done in March 2025 - call now to secure a viewing!

LOCATION

This fantastic family home is well located for schools, parks and various routes to A444, City Centre and local supermarkets. The property is in the catchment area for Coundon Court and Keresley Grange, plus within easy reach of Christ the King School and Bablake Playing Fields. Located around 1.5-2 miles to the north of Coventry city centre. There are local shopping parades within walking distance and Tesco Express, Aldi and Morrison supermarkets are a short drive away. The road network is easily accessible with the A46 Trunk Road and M6 within a 5-10 minute drive. Coventry mainline rail station offers direct access to London, Birmingham and Leicester.

The property is being sold with no upward chain and is an absolute must view!

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce

£265,000

- NO FORWARD CHAIN
- LARGE GARAGE/WORKSHOP & DRIVEWAY
- NEW ROOF MARCH 2025
- EXTENDED KITCHEN BREAKFAST ROOM
- OPEN LOUNGE/DINER
- STUNNING MATURE PRIVATE GARDEN
- POPULAR LOCATION SURROUNDED BY AMENITIES
- THREE WELL PROPORTIONED BEDROOMS





identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to



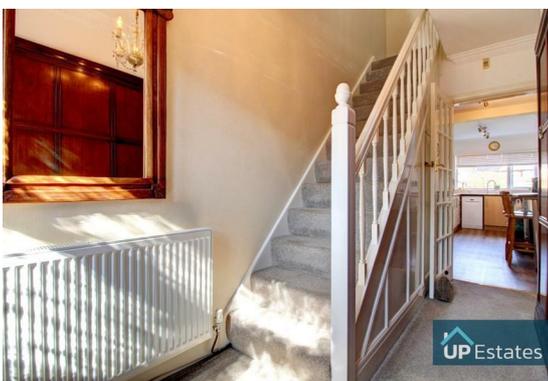
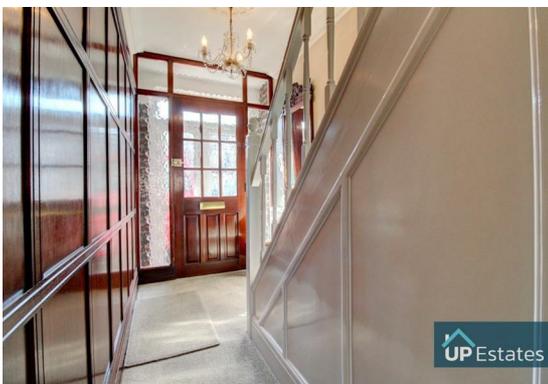


prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

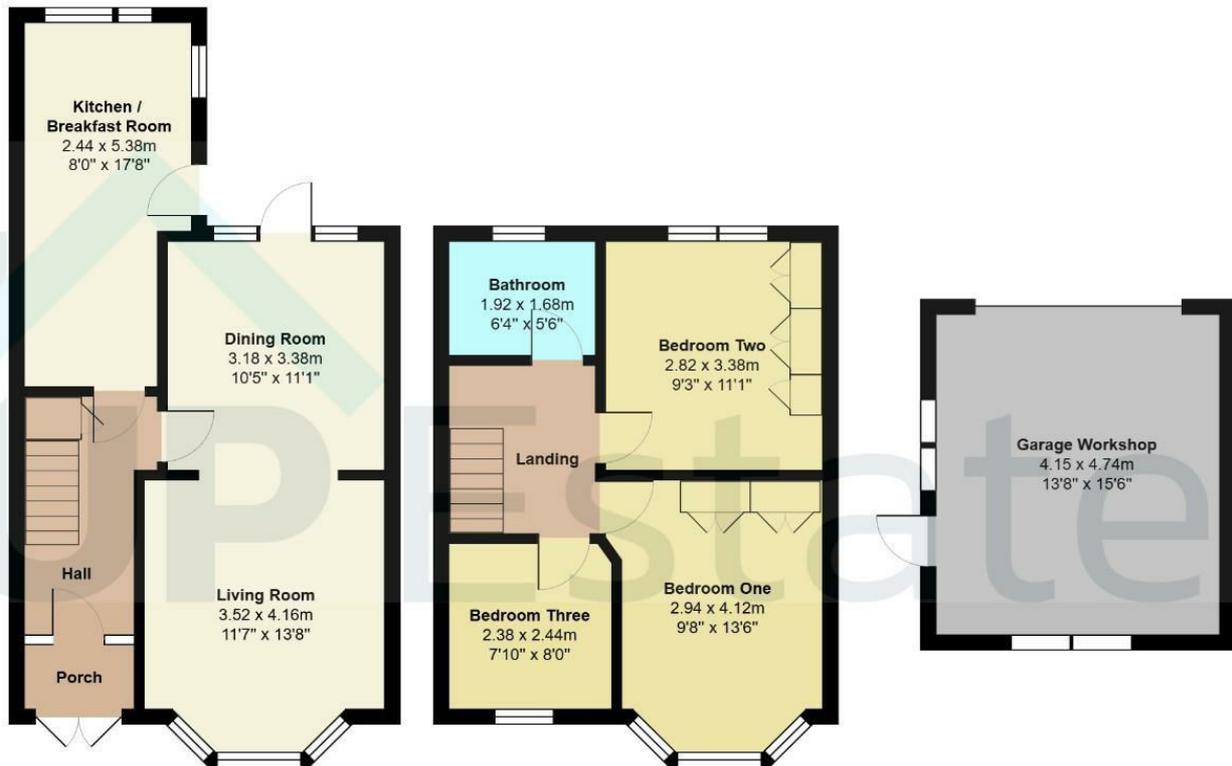
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Brackenhurst Road, Coventry





Total Area: 84.7 m² ... 912 ft² (excluding garage workshop)

All measurements are approximate and for display purposes only

CONTACT

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