



3 Bedroom House - End Terrace
located on Hermitage Road,
Coventry
£260,000

UP Estates



****EXTENDED THREE BEDROOM HALLS-TOGETHER END OF TERRACE - SPACIOUS PRIVATE GARDEN WITH GARAGE - SOUGHT AFTER POETS CORNER LOCATION - BEAUTIFULLY PRESENTED THROUGHOUT**** This is a fantastic opportunity to purchase a good sized three bedroom end of terrace family home. Viewing is essential to appreciate this property which very briefly comprises; driveway, entrance hall, open plan family lounge diner, extended kitchen re-fitted in 2020, followed by the south facing private garden and garage all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the family bathroom. Call now to view!

LOCATION

This property is within a well regarded area of Coventry and is situated close by to excellent local schools and Walsgrave Hospital. It has fantastic road links with quick and easy access to Jimmy Hill Way (A444), M6 motorway and Ansty Road that leads in and out of the city centre. Bus routes are within walking distance and local shops and amenities are ideally placed.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce 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,

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- EXTENDED HALLS-TOGETHER END OF TERRACE
- GARAGE & DRIVEWAY
- PRIVATE SOUTH FACING GARDEN
- REFITTED MODERN KITCHEN 2020
- THREE WELL PROPORTIONED BEDROOMS
- SOUGHT AFTER POETS CORNER LOCATION



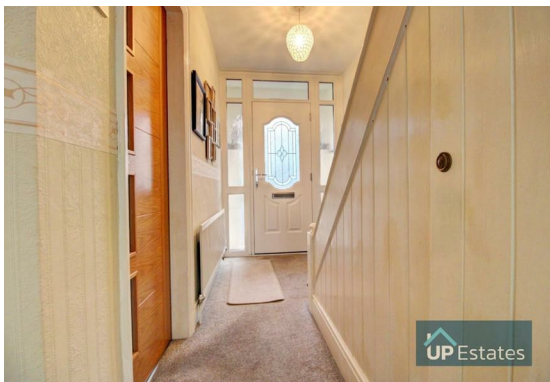


especially if you are traveling some distance to view.

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.







Hermitage Road, Coventry





Total Area: 86.4 m² ... 930 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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