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**3 Bedroom House - Detached**  
**located on James Fullarton Way,**  
**Coventry**  
**£295,000**

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**\*\*DETACHED FAMILY HOME - GARAGE & DRIVEWAY -**

**OVERLOOKING GREEN - THREE GOOD SIZED BEDROOMS - TWO BATHROOMS, WC & UTILITY\*\*** This is a fantastic opportunity to purchase an immaculately presented detached family home on James Fullarton Way. Very briefly comprising; entrance hall, living room, WC, kitchen diner, utility, garden leading to garage and driveway all to the ground floor. On the first floor off of the landing are three good sized bedrooms, bedroom one boasts ensuite shower room, followed by the family bathroom. Call now to view!

#### LOCATION

The property is located in a popular residential suburb around 3-4 miles north of Coventry city centre. There are local shops and facilities with Tesco, Aldi and Morrison supermarkets a short drive away. The road network is easily accessible with the A46 Trunk Road and M6 within a 10-15 minute drive. Coventry and Nuneaton mainline rail stations also offer direct access to London, Birmingham and Leicester with branch line access to both available at nearby Bedworth or Coventry Arena stations. All age range of schooling is also available locally.

#### IMPORTANT NOTE TO PURCHASERS

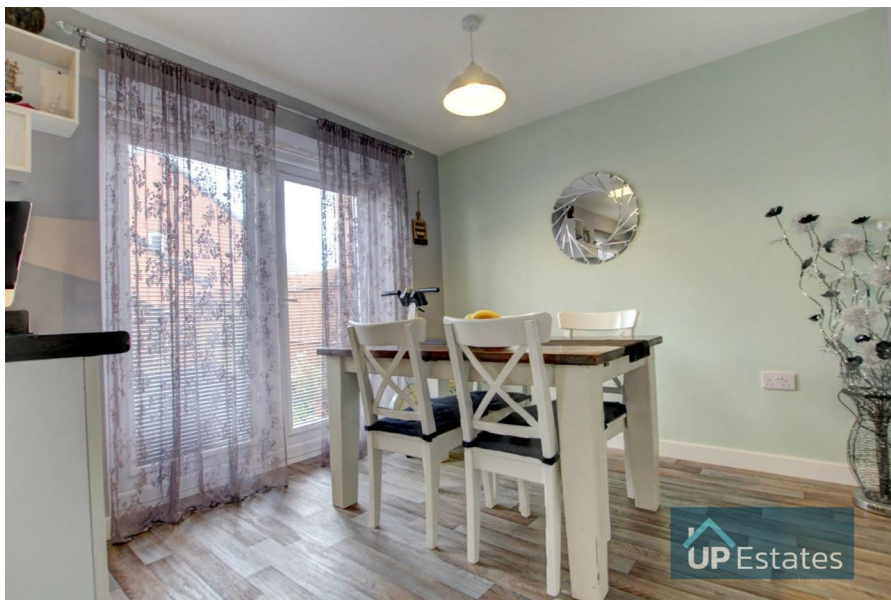
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

**£295,000**

- GARAGE & DRIVEWAY
- OVERLOOKING GREEN
- WC, UTILITY, ENSUITE & BATHROOM
- THREE BEDROOMS
- SURROUNDED BY AMENITIES
- BEAUTIFULLY PRESENTED THROUGHOUT





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.

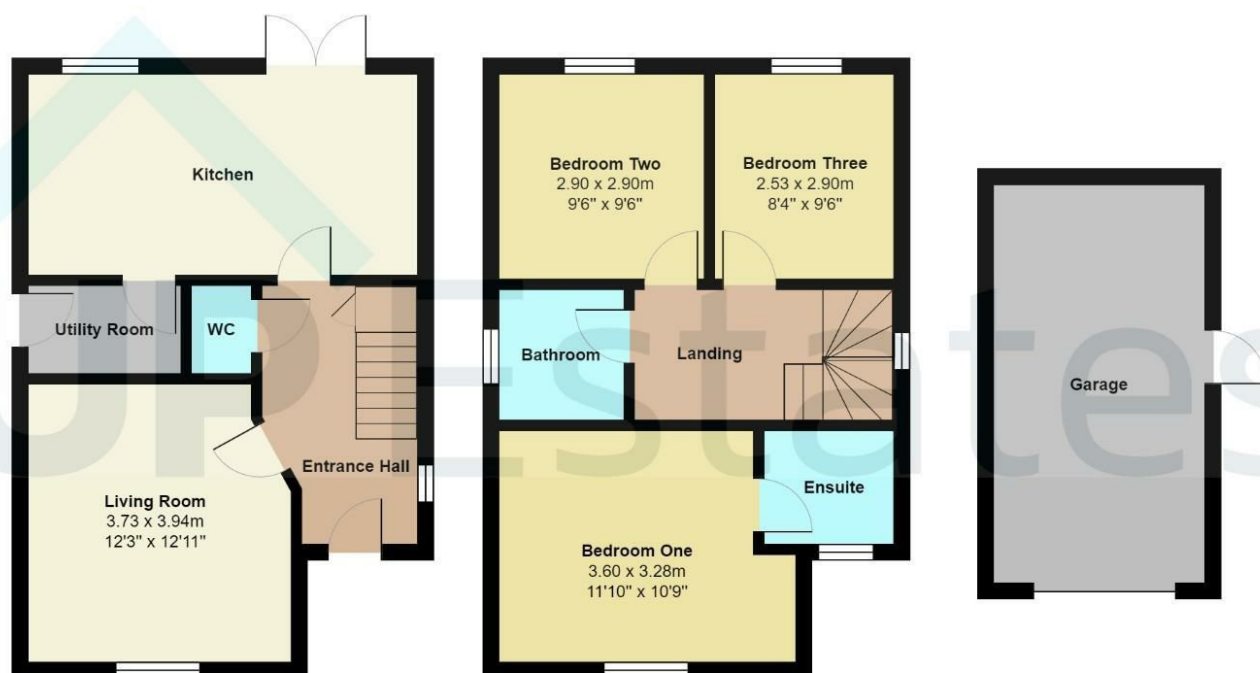






James Fullarton Way, Coventry





Total Area: 87.3 m<sup>2</sup> ... 940 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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