



**3 Bedroom House - Terraced**  
**located on Glencoe Road, Coventry**  
**Offers Over £200,000**

**UP Estates**



**\*\*NO CHAIN - EXTENDED KITCHEN/BREAKFAST ROOM - MODERN FAMILY BATHROOM - POPULAR LOCATION SURROUNDED BY AMENITIES - THREE BEDROOMS - OPEN PLAN LOUNGE DINER\*\*** This is a fantastic opportunity to purchase a three bedroom family home on the popular Glencoe Road with no forward chain! The area boasts excellent road links, a good range of shops including Warwickshire Shopping Park, nearby schools, a health club, a golf course, and close proximity to the University Hospital. Whilst the property itself very briefly comprises; walled front garden, storm porch, entrance hall, lounge diner, kitchen breakfast room and private rear garden all to the ground floor. On the first floor off of the landing are three bedrooms and the family bathroom. Call now to secure a viewing appointment!

#### **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, 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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

## Offers Over £200,000

- NO FORWARD CHAIN
- EXTENDED KITCHEN  
BREAKFAST ROOM
- POPULAR LOCATION
- THREE BEDROOMS
- MODERN FAMILY  
BATHROOM
- FRONT & REAR  
GARDENS





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







Glencoe Road, Coventry





Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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