

**3 Bedroom House - End Terrace**  
**located on John Grace Street,**  
**Coventry**  
**Offers Over £260,000**





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**Offers Over  
£260,000**

- HALLS TOGETHER END OF TERRACE FAMILY HOME
- FANTASTIC LOCATION SURROUNDED BY AMENITIES & TRANSPORT LINKS
- TWO RECEPTION ROOMS
- LOVELY SOUTH FACING PRIVATE GARDEN
- DRIVEWAY & GARAGE WITH POWER/LIGHT
- THREE BEDROOMS

**\*\*THREE BEDROOM SEMI-DETACHED FAMILY HOME - SOUTH FACING PRIVATE GARDEN - GARAGE WITH POWER & DRIVEWAY - SOUGHT AFTER LOCATION WITH FANTASTIC LINKS / AMENITIES NEARBY - TWO RECEPTION ROOMS - PLANNING PERMISSION GRANTED FOR KITCHEN EXTENSION\*\***  
This is a fantastic opportunity to purchase a three-bedroom, two-reception-room, halls-together end-terrace family home on the popular John Grace Street, Cheylesmore. Viewing is essential to appreciate this much-loved property, which very briefly comprises; driveway, storm porch, entrance hall, sitting room, lounge diner, kitchen (with planning permission available for an extension), and a south-facing garden leading to a garage (with power/light), all on the ground floor. On the first floor, off the landing, are three well-proportioned bedrooms, two of which include integrated wardrobe storage, followed by the family bathroom. Call now to view!

### LOCATION

This property is situated within a 5 minute walk of Quinton Parade. The Coventry town centre, War Memorial Park and Railway Station are within convenient walking distances making this an ideal location for commuters.

Close schools include King Henry VIII, Manor Park Primary and Whitley Academy. Local conveniences stores, Bank, Pharmacy, Vets, Opticians & more, including Restaurants and a family Pub can be found on the Daventry Rd along with an Asda Supermarket.

Jaguar Landrover, a major local employer based in Whitley is also only a short journey by car, bike or an energetic walk.

### 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



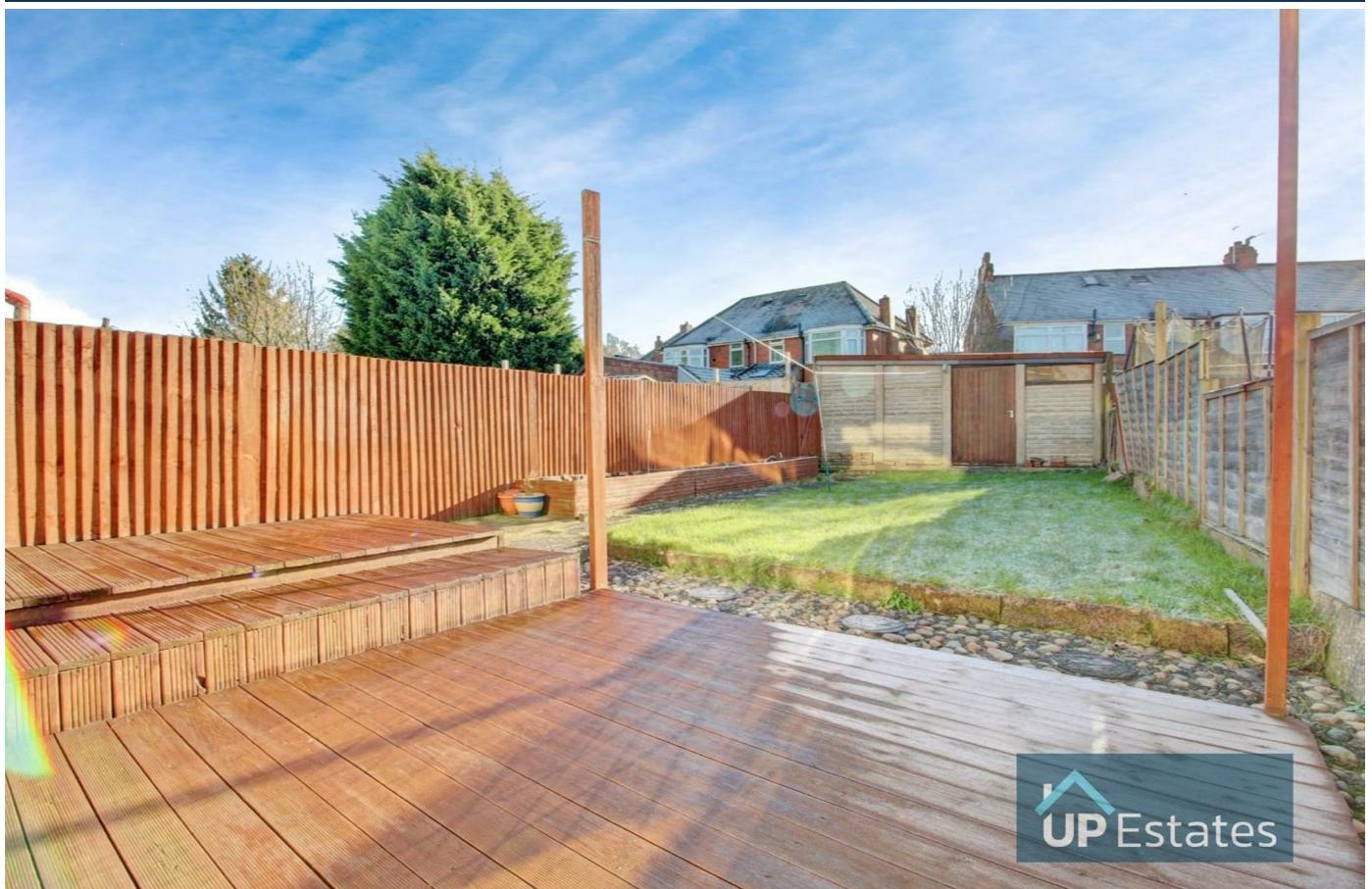
prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

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



John Grace Street, Coventry





Total Area: 82.7 m<sup>2</sup> ... 890 ft<sup>2</sup> (excluding garage with power & light)

All measurements are approximate and for display purposes only

## CONTACT

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