



**3 Bedroom House - Semi-Detached**  
**located on Sharpley Court,**  
**Coventry**  
**Offers Over £195,000**

**UP Estates**



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Offers Over  
£195,000

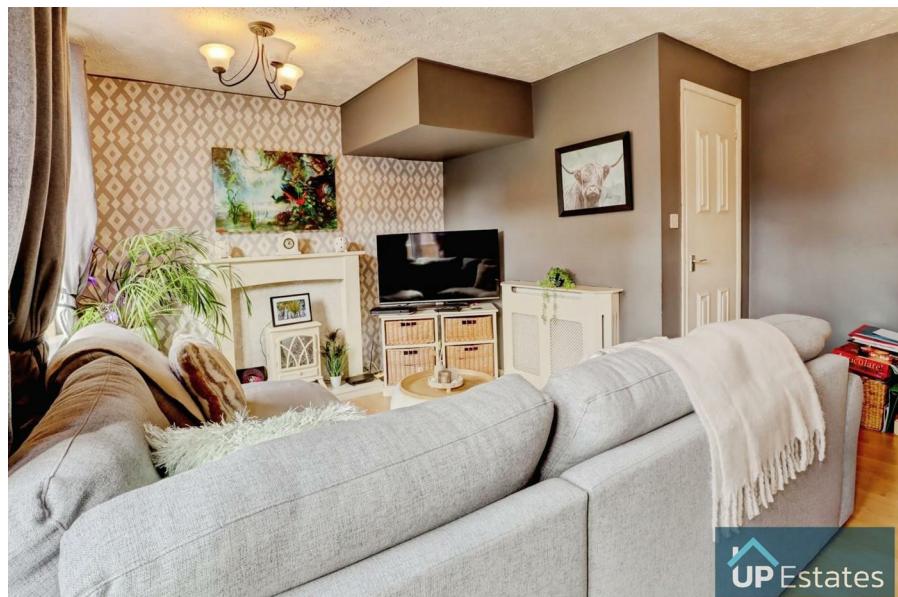
- THREE BEDROOM SEMI DETACHED HOME
- DESIRABLE WALSGRAVE LOCATION
- SPACIOUS LOUNGE/DINER
- GARDEN ROOM / HOME GYM
- DRIVEWAY & GARAGE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

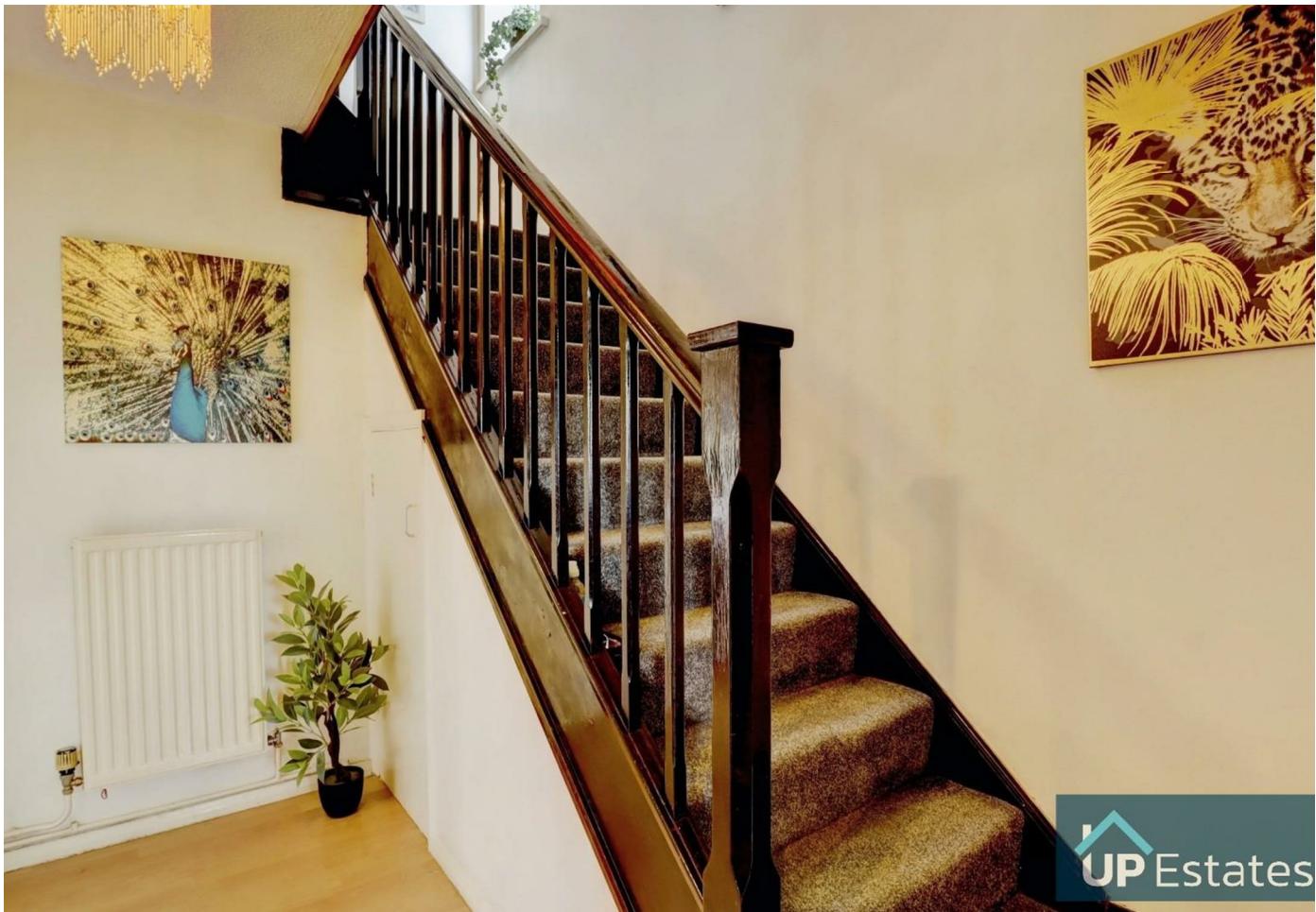
## THREE BEDROOM SEMI DETACHED HOME WITH GARDEN ROOM & GARAGE IN WALSGRAVE

Here is a fantastic opportunity to purchase this excellent three bedroom, semi detached property which benefits from a driveway and garage and has relatively new windows and doors which were fitted in 2017. Entering the property you are welcomed via an entrance porch into a hallway which leads to a well-fitted kitchen. To the rear of the home is a spacious open-plan lounge/diner with views over the rear garden. Upstairs features two spacious double bedrooms, a well-sized single bedroom and a family bathroom.

Outside, the property benefits from a spacious rear garden with a garden room, currently used as a home gym – perfect as an office, studio or hobby space. To the front there is a lawn, driveway parking and access to the garage.

The property is currently a shared ownership property but is being sold as a back to back allowing the purchaser to staircase to full 100% ownership upon completion with a peppercorn lease of 963 years.





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

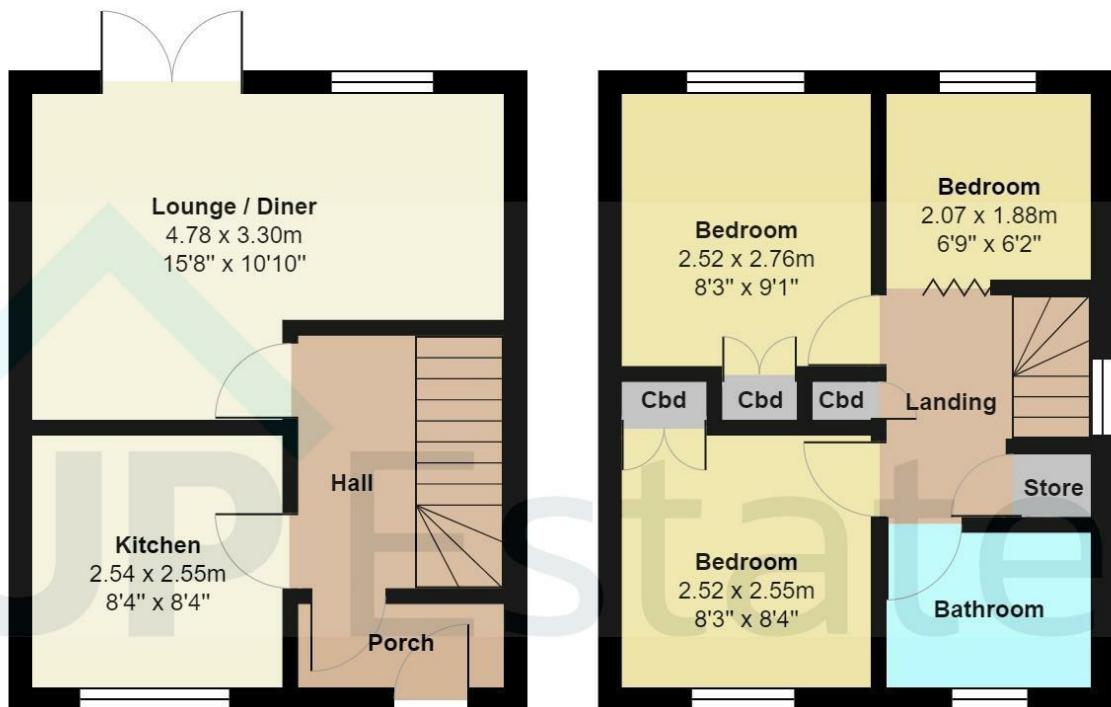
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Sharpley Court, Coventry





Total Area: 57.3 m<sup>2</sup> ... 617 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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