



3 Bedroom House - Terraced
located on Alder Road, Coventry
£215,000

UP Estates



****Spacious Three Bedroom Family Home - Large Low Maintenance Garden - Kitchen Breakfast Room & Lounge/Diner - Lean To For Useful Storage**** This is a fantastic opportunity to purchase a deceptively spacious three bedroom family home on Alder Road. Very briefly comprising; entrance hall, open plan family lounge/diner, kitchen breakfast room, useful lean/to with door leading to the large low maintenance rear garden all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the re-fitted shower room. Call now to view!

LOCATION

The location of this home is another significant advantage. Longford is a sought-after area known for its excellent amenities and transport links. The property is just a short distance from the A444 and M6, providing easy access to Coventry city centre and beyond. The nearby Tesco's Arena and CBS/Ricoh Arena offer a range of shopping, dining, and entertainment options, making it a convenient place to live.

For families, the proximity to well-regarded schools such as Foxford, Longford, Alderman's Green, and Grange Hurst is a key selling point. These schools are highly sought after, and being within their catchment areas adds to the appeal of this home for those with children.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering

£215,000

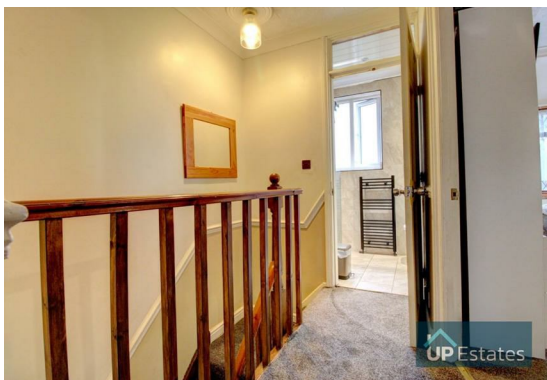
- THREE GOOD SIZED BEDROOMS
- EXTENDED KITCHEN BREAKFAST ROOM
- EPC RATED C
- COUNCIL TAX BAND A
- OPEN PLAN LOUNGE DINER
- USEFUL LEAN TO FOR STORAGE
- LARGE REAR GARDEN
- CALL NOW TO VIEW





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.





Alder Road, Coventry





Total Area: 79.0 m² ... 850 ft² (excluding lean to)

All measurements are approximate and for display purposes only

CONTACT

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