

**3 Bedroom House - Detached**  
**located on Marconi Close, Coventry**  
**£349,500**

**UP Estates**



**\*\*NO UPWARD CHAIN\*\*** Here is a fantastic opportunity to purchase this superbly presented, three bedroom detached property which is well presented throughout and must be viewed to appreciate the specification and space set within the property and plot. The property is located on the sought after and highly regarded Copsewood Estate and benefits from excellent local amenities and close to major road networks. Internally the property has a number of added features included fitted wardrobes to bedroom one and three and integrated fridge/ freezer and dishwasher to the kitchen externally there is also the benefit of an extended patio area. In brief the property comprises; Hallway, w/c, lounge and kitchen/ diner to the ground floor. To the first floor there are three bedrooms with bedroom one having an ensuite and a family bathroom. Externally the property has a single garage, driveway and a generous rear garden. Viewing is advised to appreciate all that is on offer with this property.

£349,500

- NO UPWARD CHAIN
- MODERN DETACHED PROPERTY
- EXCELLENT CONDITION THROUGHOUT
- THREE BEDROOMS
- BATHROOM AND ENSUITE
- REAR GARDEN
- GARAGE AND DRIVEWAY







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### **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.



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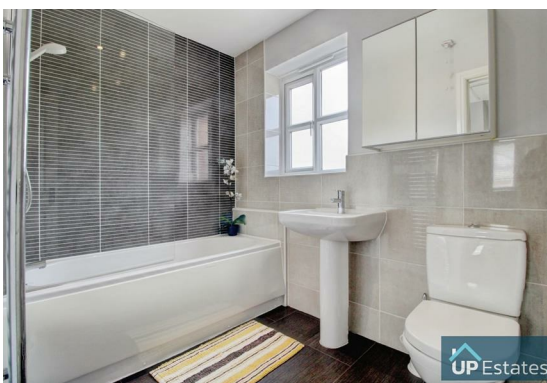


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance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

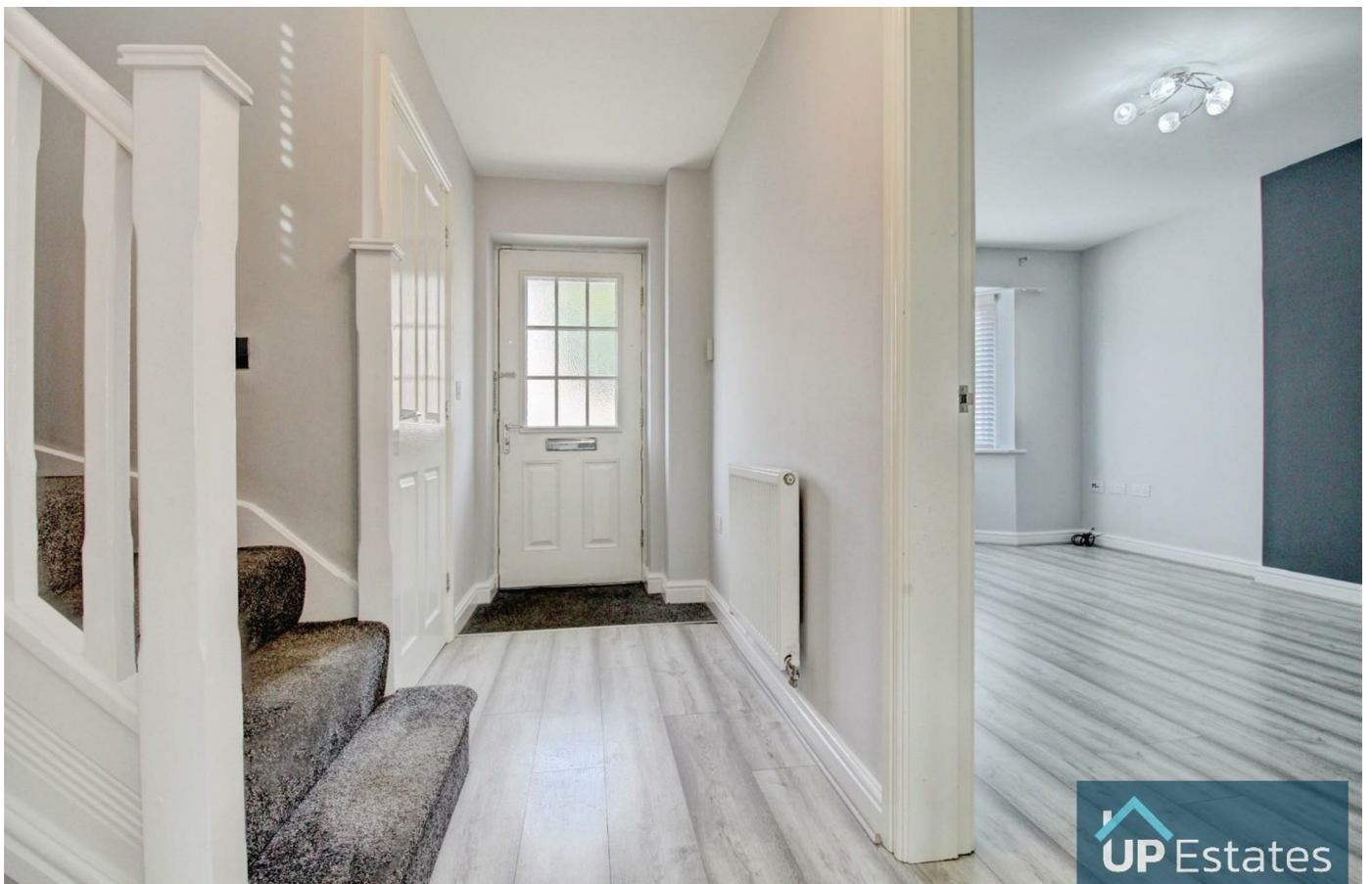
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

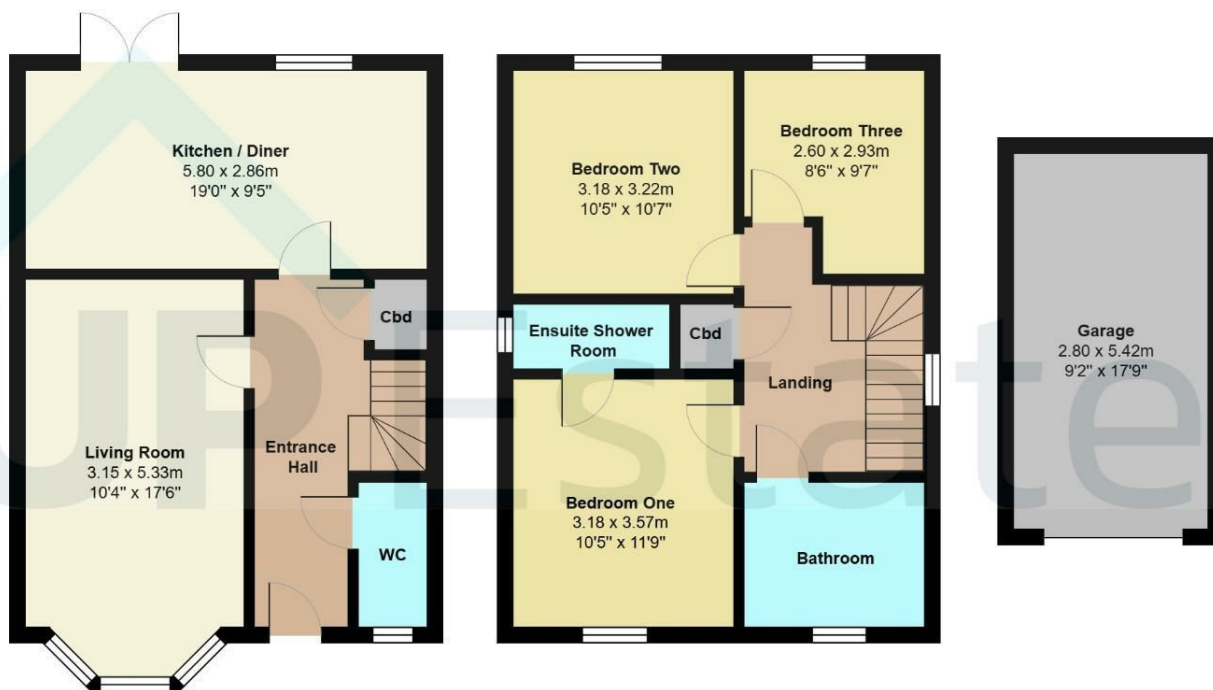






Marconi Close, Coventry





Total Area: 95.6 m<sup>2</sup> ... 1029 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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