



**3 Bedroom House - Terraced**  
**located on Osbaston Close,**  
**Coventry**  
**£280,000**





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**£280,000**

- SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY & GARAGE
- SHOWER WC & FAMILY BATHROOM
- SIZABLE LOUNGE DINER

**\*\* THREE DOUBLE BEDROOM FAMILY HOME - SPACIOUS LOUNGE DINER - UTILITY ROOM, SHOWER WC & FAMILY BATHROOM \*\***  
This is a fantastic opportunity to purchase a deceptively spacious three double bedroom family home tucked away in a popular quiet cul de sac, Osbaston Close. Viewing is essential to appreciate this home which very briefly comprises; driveway, entrance hall/lobby, spacious family lounge diner, kitchen, utility room, WC shower room and garden with store, plus gated rear access, all to the ground floor. On the first floor off of the landing are three double bedrooms and the family bathroom. Call now to view!

### LOCATION

Osbaston Close is a rarely available cul de sac which lies within the popular and leafy Eastern Green area of Coventry. The position is well situated for local shops, schools and other amenities and gives access to and from the city centre with regular bus services utilising Broad Lane. In addition, the A45 is conveniently situated for easy access to other major local centres. Local schooling is excellent with Eastern Green and Park Hill Primary within close proximity and catchment.

An ideal and convenient family location.

### 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.





 **UP Estates**



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.





Osbaston Close, Coventry





Total Area: 114.2 m<sup>2</sup> ... 1229 ft<sup>2</sup> (excluding store)

All measurements are approximate and for display purposes only

## CONTACT

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