

3 Bedroom House - Terraced
located on Keswick Walk, Coventry
£165,000

UP Estates



**** NO FORWARD CHAIN - NEXT TO UNIVERSITY HOSPITAL - FANTASTIC POTENTIAL - THREE BEDROOMS - ALLOCATED PARKING AND GARAGE - THREE BEDROOMS - COMBI BOILER **** This three bedroom home has huge potential and scope to make a fantastic family home or investment after modernisation. The property very briefly comprises; entrance hall, kitchen diner, lounge diner, rear garden with brick built store and gate leading directly to the garage with parking space in front, all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the bathroom. This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

LOCATION

Keswick Walk is conveniently placed in a sought after residential location within walking distance to University Hospital. Local supermarkets and restaurants are also positioned a short drive away along with great road links such as the A46, M6 and M69.

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

£165,000

- WALKING DISTANCE TO UNIVERSITY HOSPITAL
- NO FORWARD CHAIN
- GARAGE & PARKING
- THREE GOOD SIZED BEDROOMS
- POTENTIAL 8% YIELD AFTER MODERNISATION
- COUNCIL TAX BAND B
- EPC HIGH D
- CALL IMMEDIATELY TO SECURE A VIEWING!





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.

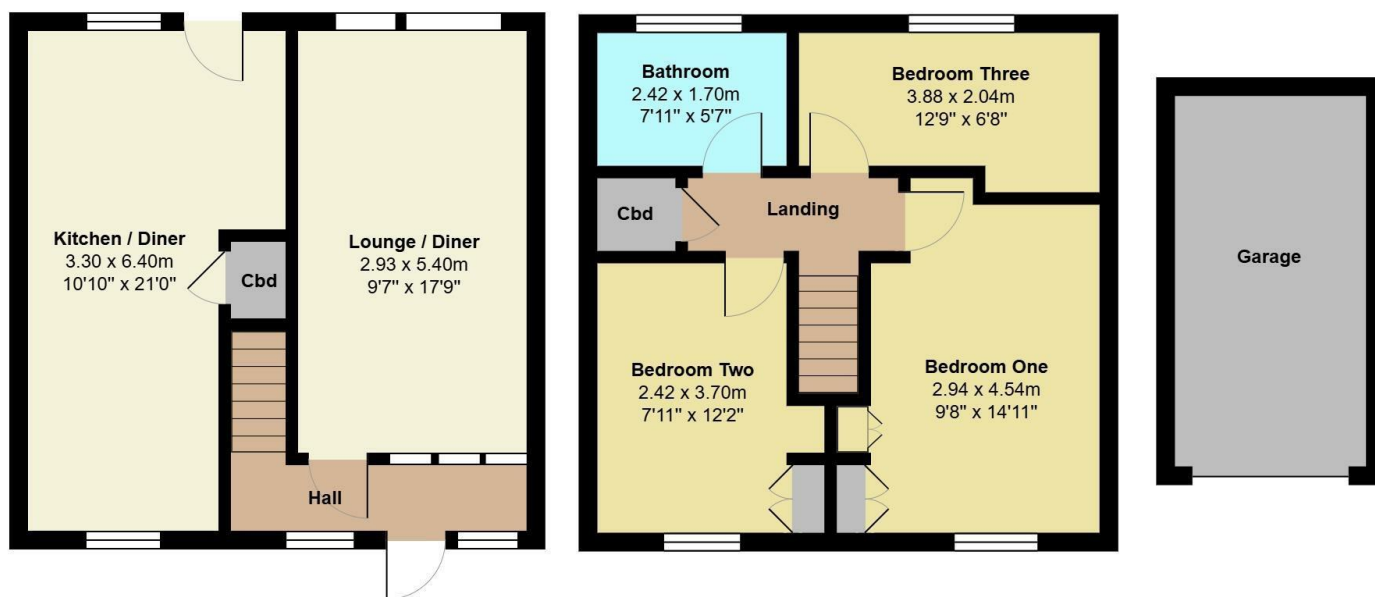
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Keswick Walk, Coventry





Total Area: 82.1 m² ... 883 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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