



2 Bedroom House - Terraced
located on Swan Lane, Coventry
Offers Over £145,000

UP Estates



Offers Over £145,000

- NO FORWARD CHAIN
- GARAGE TO THE REAR
- TWO/THREE BEDROOMS
- POPULAR LOCATION
- GREAT FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
- COUNCIL TAX BAND A
- EPC RATED C
- CALL IMMEDIATELY TO VIEW!

**** NO FORWARD CHAIN - GARAGE TO THE REAR - TWO/THREE BEDROOMS - SURROUNDED BY AMENITIES - VIEWING IS ESSENTIAL! ****

This is a fantastic opportunity to purchase a deceptive, terraced family home on Swan Lane, Stoke, a stones throw from amenities and with easy access to transport links. The property very briefly comprises; open plan lounge/diner, playroom/bedroom three, kitchen with integrated gas hob, oven, extractor, sink and space for further appliances. Followed by the bathroom, private rear garden with gated access to the garage, all to the ground floor. On the first floor off of the landing are two sizable double bedrooms. The property is gas central heated and double glazed, offered with no forward chain - Call immediately to secure a viewing!

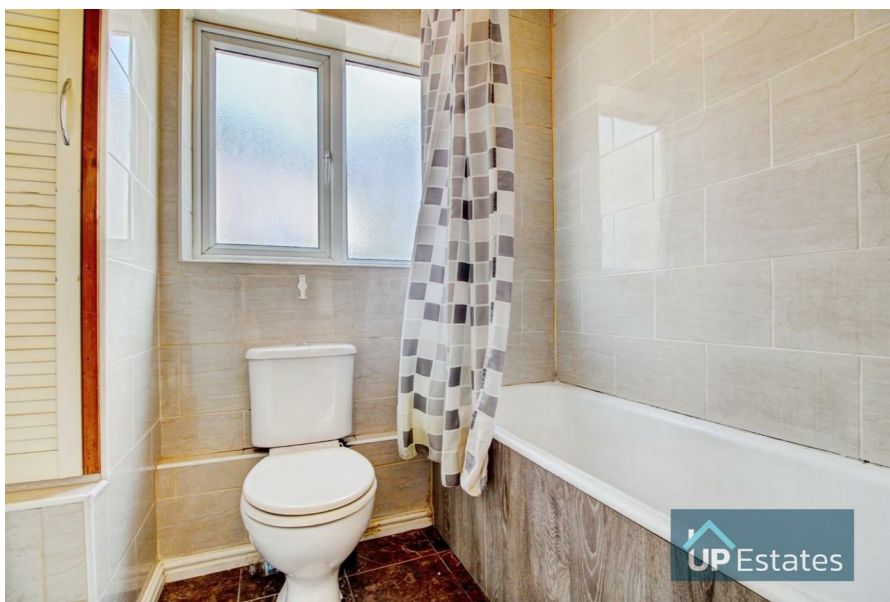
LOCATION

Swan Lane is situated in the popular residential area of Stoke and is conveniently located close to local amenities and shops, as well as having an excellent road network allowing quick and easy access to Jimmy Hill Way, M6 motorway and Coventry ring road.

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.





Swan Lane, Coventry





Total Area: 62.8 m² ... 676 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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