



4 Bedroom House - Terraced
located on Momus Boulevard,
Coventry
£300,000

UP Estates



****EXTENDED FOUR BEDROOM FAMILY HOME - WC ON GROUND FLOOR - PRIVATE GARDEN - SOUGHT AFTER LOCATION - NEW ROOF & BATH/SHOWER ROOM CIRCA 2023**** This is a fantastic opportunity to purchase a deceptively spacious and bright, four bedroom family home on the sought after Momus Boulevard, located close to a wide range of amenities, schools, transport links with easy reach to the city centre. The property itself very briefly comprises; walled front garden, entrance hall, lobby leading to WC and the extended open plan bright kitchen diner, flowing through to sitting area and followed by the living room. There is a private low maintenance garden which boasts a storage shed including power/electric, and there is rear vehicular access to the garden. To the first floor are three good sized bedrooms and the impressive family bath/shower room. To the second floor is a further large bedroom! This property benefits from a new roof & bathroom circa 2023, the stunning kitchen includes integrated sink, dishwasher, oven, grill, hob, washing machine and extractor. This splendid home enjoys a prime location, being in close proximity to local schools, shops, the University Hospital, Jaguar Land Rover and convenient motorway links. Call now to view!

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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

£300,000

- EXTENDED SPACIOUS FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- WC & FAMILY BATH/SHOWER ROOM
- OPEN PLAN LIVING KITCHEN DINER
- PRIVATE GARDEN BOASTING SHED WITH POWER
- FANTASTIC LOCATION
- NEW ROOF & BATHROOM CIRCA 2023
- COUNCIL TAX BAND B





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







Momus Boulevard, Coventry





Total Area: 118.7 m² ... 1278 ft²

All measurements are approximate and for display purposes only

CONTACT

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