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**3 Bedroom House - End Terrace**  
**located on Ashmore Road,**  
**Coventry**  
**Offers Over £240,000**

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**\*\*WRAP AROUND CORNER PLOT / SOUTH FACING SPACIOUS GARDEN - IMMACULATEDLY PRESENTED THROUGHOUT - LOG BURNER - THREE WELL PROPORTIONED BEDROOMS - LOFT BOARDED WITH LIGHT, LADDER AND POWER - GATED PARKING\*\*** This is a fantastic opportunity to purchase a beautifully presented three bedroom halls together, end of terrace family home situated on an impressive wrap around corner plot. Viewing is essential to appreciate this home which very briefly comprises; entrance hall, living room with hardwood flooring & log burner, followed by the kitchen diner boasting integrated oven, gas hob, extractor, inset sink and microwave. There is space and plumbing for further appliances. On the first floor off of the landing are three well proportioned bedrooms, integrated wardrobe to bedroom one, followed by the family bathroom. This home benefits from a re-fitted boiler, re-fitted kitchen & external wall insulation/rendering in 2021. Externally, there is an extensive garden which wraps around the property, the rear garden being fenced and directly south facing welcoming plentiful light, to the side there is mature shrubbery and gated access for a vehicle. CALL NOW TO VIEW!

## LOCATION

This fantastic home is conveniently positioned within close proximity to a wide range of amenities, transport links, and being within easy walking distance of Bablake School. There are regular bus routes to the City Centre (also within walking distance) & the array of amenities supplied by the Alvis Retail Park.

## 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

## Offers Over £240,000

- IMMACULATEDLY PRESENTED FAMILY HOME
- WRAP AROUND SOUTH FACING CORNER PLOT
- THREE WELL PROPORTIONED BEDROOMS
- HALLS TOGETHER END OF TERRACE
- POPULAR COUNDON LOCATION
- COUNCIL TAX BAND A





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.

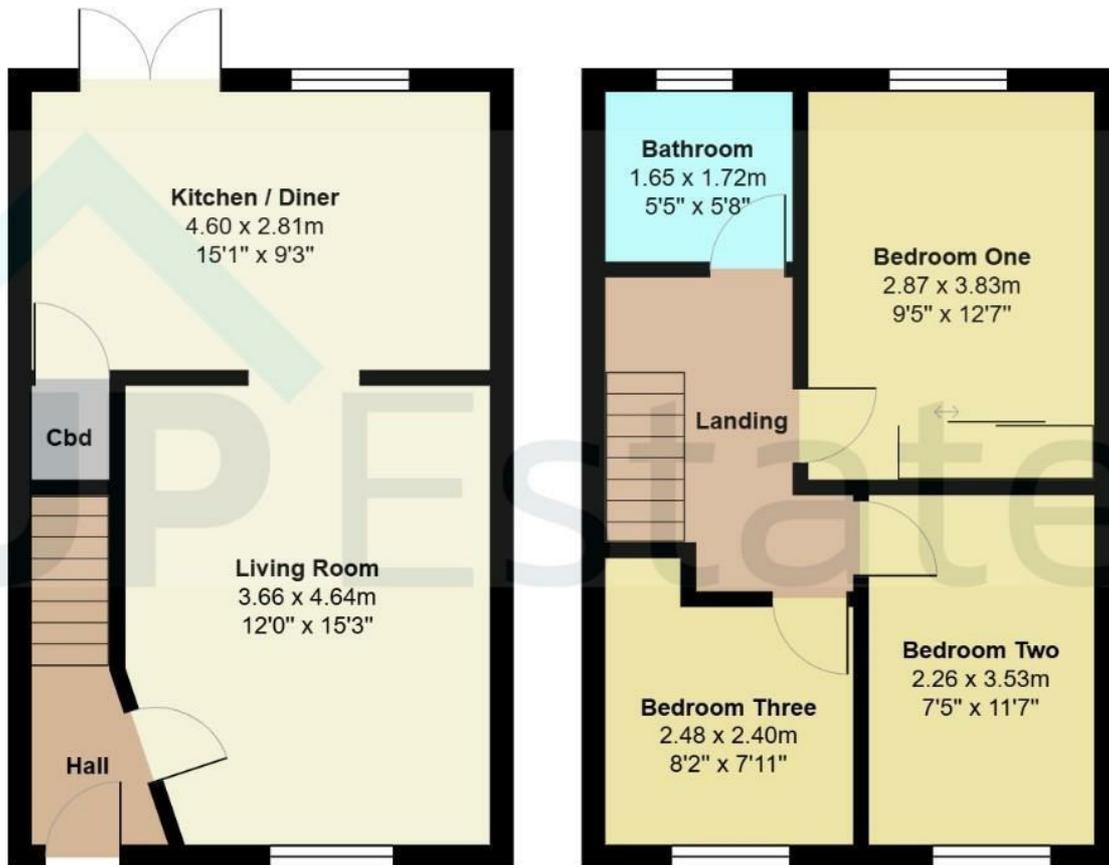
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Ashmore Road, Coventry





Total Area: 72.4 m<sup>2</sup> ... 779 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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