



**2 Bedroom House - Terraced**  
**located on Forknell Avenue,**  
**Coventry**  
**Offers Over £200,000**

**UP Estates**



**\*\* NO FORWARD CHAIN - NEW ROOF, BATHROOM, KITCHEN & DRIVEWAY CIRCA 1 YR OLD - FANTASTIC LOCATION NEAR UNIVERSITY HOSPITAL - EXTENDED - COUNCIL TAX BAND A \*\***

This is a fantastic opportunity to purchase a deceptive, extended and much improved property on Forknell Avenue, with no forward chain and Unlike many homes in the area this one has already had the expensive and time-consuming upgrades done, saving the buyer thousands and offering a stress free move. Within close proximity to a wide range of amenities and transport links, whilst also being within easy reach of the University Hospital. This home very briefly comprises; driveway, porch, open plan spacious lounge/diner with large cupboard, re-fitted kitchen/breakfast room, & private garden with storage shed all to the ground floor. On the first floor off of the landing are two well proportioned bedrooms and the re-fitted family bathroom.

The recent upgrades to the property boasts:

A stylish modern kitchen throughout

A modern bathroom suite with sleek finishes

A brand new main roof giving peace of mind for years to come

A freshly laid driveway offering convenient off road parking

New front and back doors – added for energy efficiency and offering security and peace of mind.

New fencing front and back - creating a secure and private garden space

## Offers Over £200,000

- NO FORWARD CHAIN
- NEW KITCHEN, BATHROOM, ROOF, DRIVEWAY CIRCA 1 YR OLD
- DRIVEWAY TO FRONT ASPECT
- SOUGHT AFTER LOCATION NEAR UNIVERSITY HOSPITAL
- SPACIOUS PRIVATE GARDEN
- COUNCIL TAX BAND A







### **LOCATION**

A bright and improved, extended home in a great location, very close to the shops on Sewall Highway, the University Hospital, and with easy access to both the city centre as well as the motorway network (M6, M69). The home's convenient location is surrounded by amenities such as Wyken Croft and St. John Fisher primary schools, adding to its appeal for families.



### **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.







Forknell Avenue, Coventry





Total Area: 70.0 m<sup>2</sup> ... 754 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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