



3 Bedroom House - Semi-Detached
located on Kare Road, Coventry
Offers Over £260,000

UP Estates



****SOUTH FACING GARDEN - OVERLOOKING GREEN - NHBC WARRANTY REMAINING - HIGH SPEC FEATURES**** Up Estates are proud to present a meticulously maintained three-bedroom semi-detached property built in 2017 on the well regarded Brambles development. Situated with views over green to the front aspect on a quiet road, this home offers serene surroundings and must be seen internally to be fully appreciated, conveniently located near the University Hospital. The ground floor comprises a Entrance Hallway, Cloakroom, Through Lounge and a Kitchen/Diner. Moving to the first floor, you'll find Three Bedrooms with Bedroom One having an En-suite and a Family Bathroom. Adding to its appeal, the property also offers a well-maintained south facing garden, and front driveway for two cars. This home is well served by local shops, schools and bus services, plus the M6/M69 motorway networks. The loft is boarded with shelving, light and ladder which has been NHBC approved. There are a plethora of high spec features throughout, to name a few; Perfect fit made to measure blinds covering the ground floor, double oven, undercounter spotlights, fridge freezer, dishwasher, gas hob, extractor, external plug socket, and integrated wardrobe storage to bedroom one.

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.

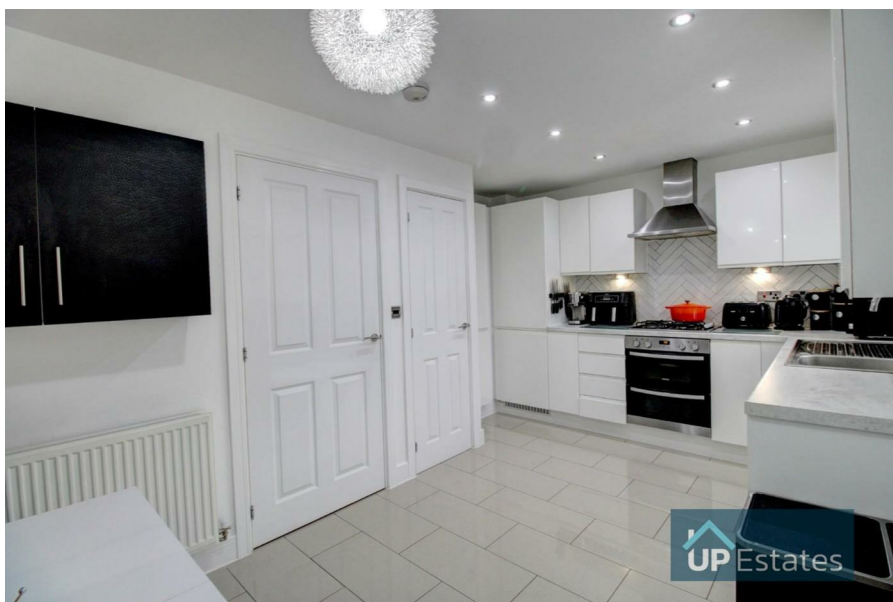
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

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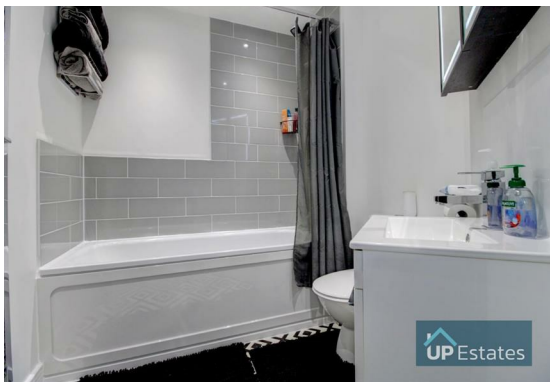
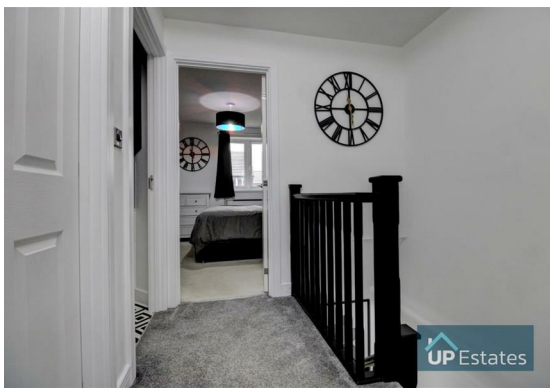
- HIGH SPEC FEATURES
- SOUTH FACING GARDEN
- OVERLOOKING GREEN
- TWO CAR DRIVEWAY
- WC, ENSUITE & BATHROOM
- SOUGHT AFTER BRAMBLES DEVELOPMENT NEAR UNIVERSITY HOSPITAL





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

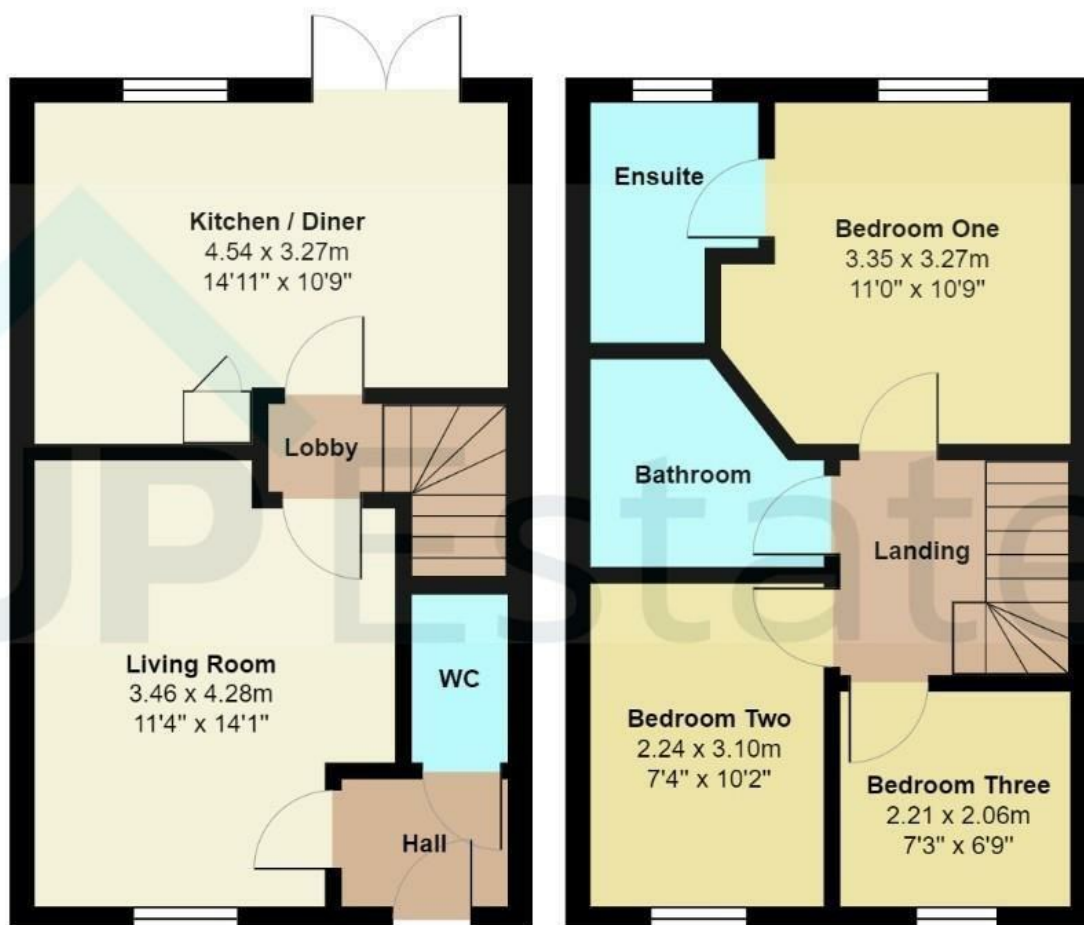






Kare Road, Coventry





Total Area: 70.5 m² ... 759 ft²

All measurements are approximate and for display purposes only

CONTACT

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