



**3 Bedroom House - Terraced**  
**located on Glencoe Road, Coventry**  
**£210,000**

**UP Estates**





3



1



1



D

**\*\*BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME - LARGE MATURE GARDEN - DRIVEWAY & GARAGE - SOUGHT AFTER LOCATION\*\*** This is a fantastic opportunity to purchase a good sized three bedroom family home on the popular Glencoe Road, surrounded by amenities and schooling. This property very briefly comprises; entrance hall, lounge diner, kitchen and large spacious garden with garage to the rear aspect. On the first floor off of the landing are three bedrooms and the family bathroom. **CALL NOW TO VIEW!**

£210,000

- SPACIOUS MATURE GARDEN
- GARAGE & DRIVEWAY
- THREE BEDROOMS
- OPEN PLAN LOUNGE DINER
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND B





## LOCATION

Convenient access is provided to prominent institutions such as Coventry University, University Hospital, and major road links (A45, A46, M1, M6 & M69). An abundance of amenities, including retail outlets, fitness centres, a golf course, and esteemed schools, coupled with proximity to the city centre, further enhance the desirability of this location.



## 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.

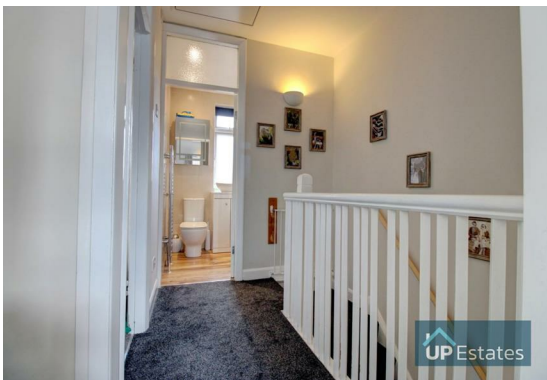


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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.

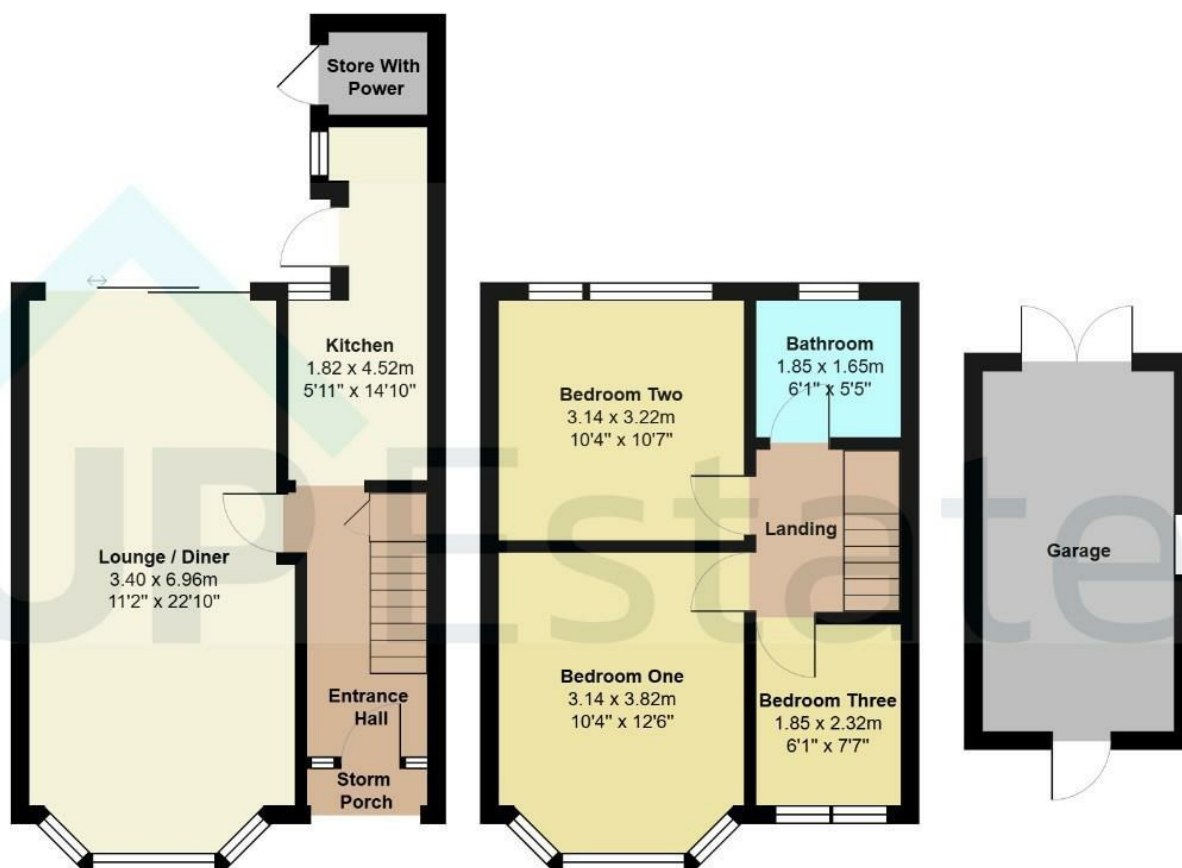






Glencoe Road, Coventry





Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup> (excluding store with power, garage)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

 **UP** Estates