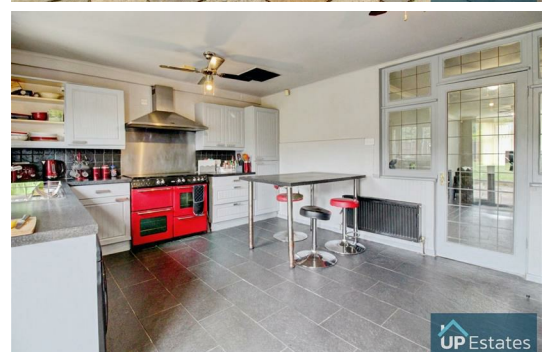
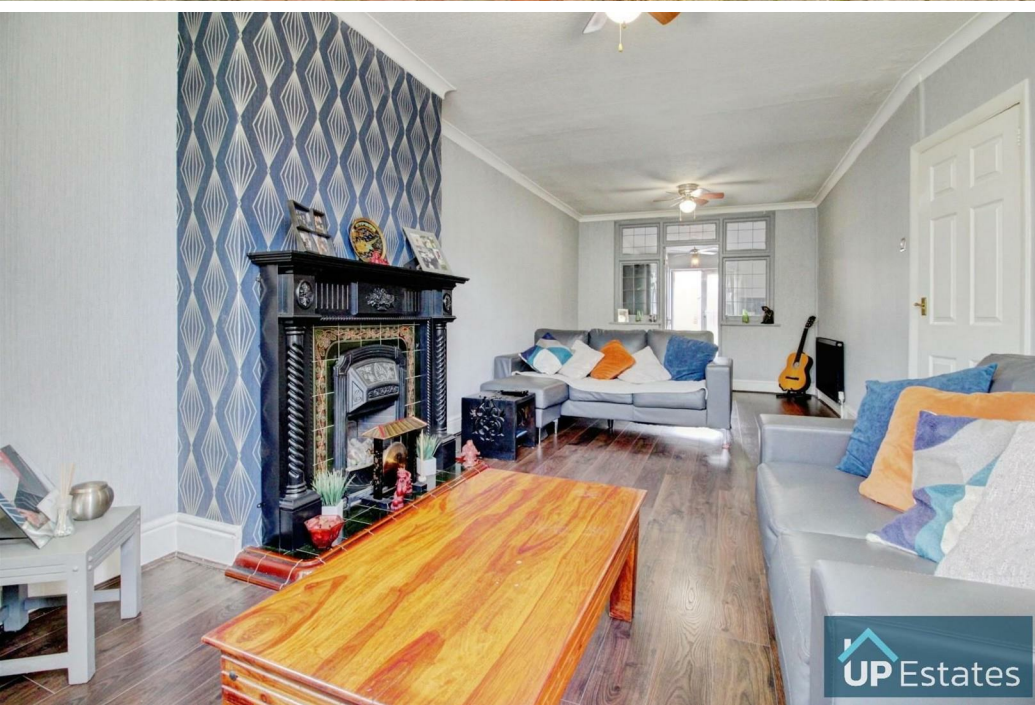




3 Bedroom House - Semi-Detached
located on Omar Road, Coventry
£270,000

UP Estates



**** NO FORWARD CHAIN - EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME - WC & FAMILY BATHROOM - SPACIOUS SOUTH FACING GARDEN - DRIVEWAY LEADING TO DOUBLE GATED ACCESS - SOUGHT AFTER POETS CORNER LOCATION**

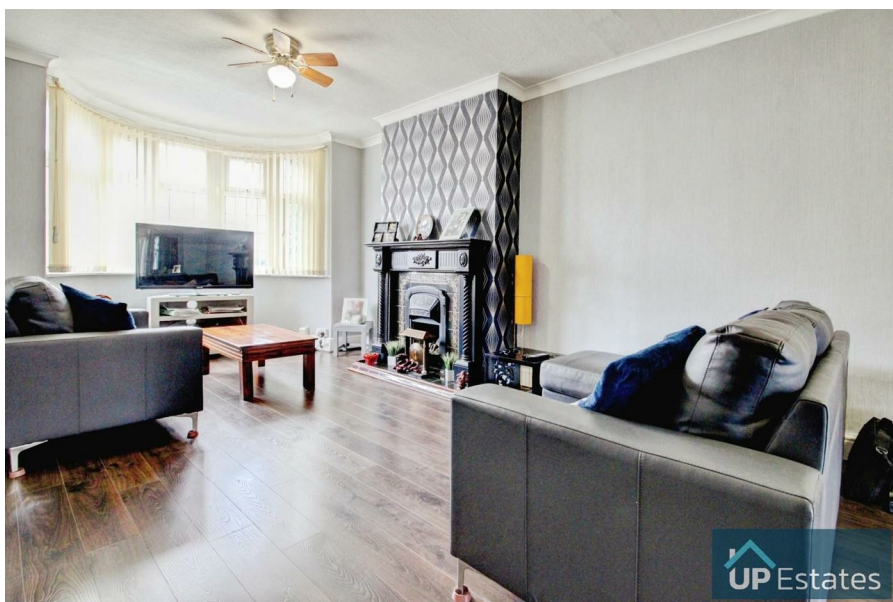
**** Offered to the market with no forward chain, this extended semi-detached family home is located in the highly sought-after area of Poets Corner, Wyken—an ideal setting for families and professionals alike.**

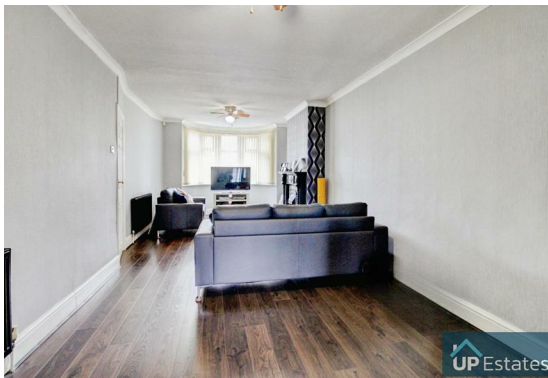
Boasting versatile living accommodation, the property features a spacious layout that includes a ground-floor WC and a well-appointed family bathroom, catering perfectly to the demands of modern family life. The home benefits from an extended kitchen breakfast room leading to the generous south-facing garden, ideal for outdoor entertaining or peaceful relaxation in the sun. A private driveway provides ample off-street parking and leads to secure double-gated access, offering both convenience and privacy.

Whether you're upsizing, relocating, or simply looking for your next chapter, this beautifully extended home offers a rare opportunity in a desirable neighbourhood, ready to move into without delay.

£270,000

- EXTENDED DECEPTIVELY SPACIOUS SEMI-DETACHED FAMILY HOME
- NO FORWARD CHAIN
- WC & FAMILY BATHROOM
- SOUGHT AFTER POETS CORNER LOCATION
- THREE/FOUR BEDROOMS
- SIZABLE SOUTH FACING GARDEN





LOCATION

The property is located in a popular area of Coventry. This ideal location is also within easy reach of The University Hospital and the motorway network. Although the M69 and M6 are only a short drive away the property sits also within close proximity to the Stoke Floods nature reserve and the ever popular Coombe Abbey Country Park. Local shops and superstores can be found at the Warwickshire Shopping Park (7 min drive), plus Tesco's in Walsgrave.

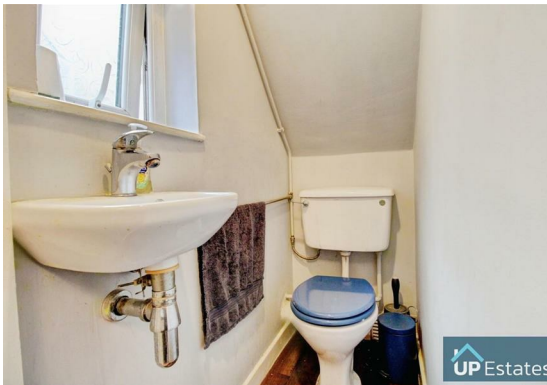
IMPORTANT NOTE TO PURCHASERS

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.



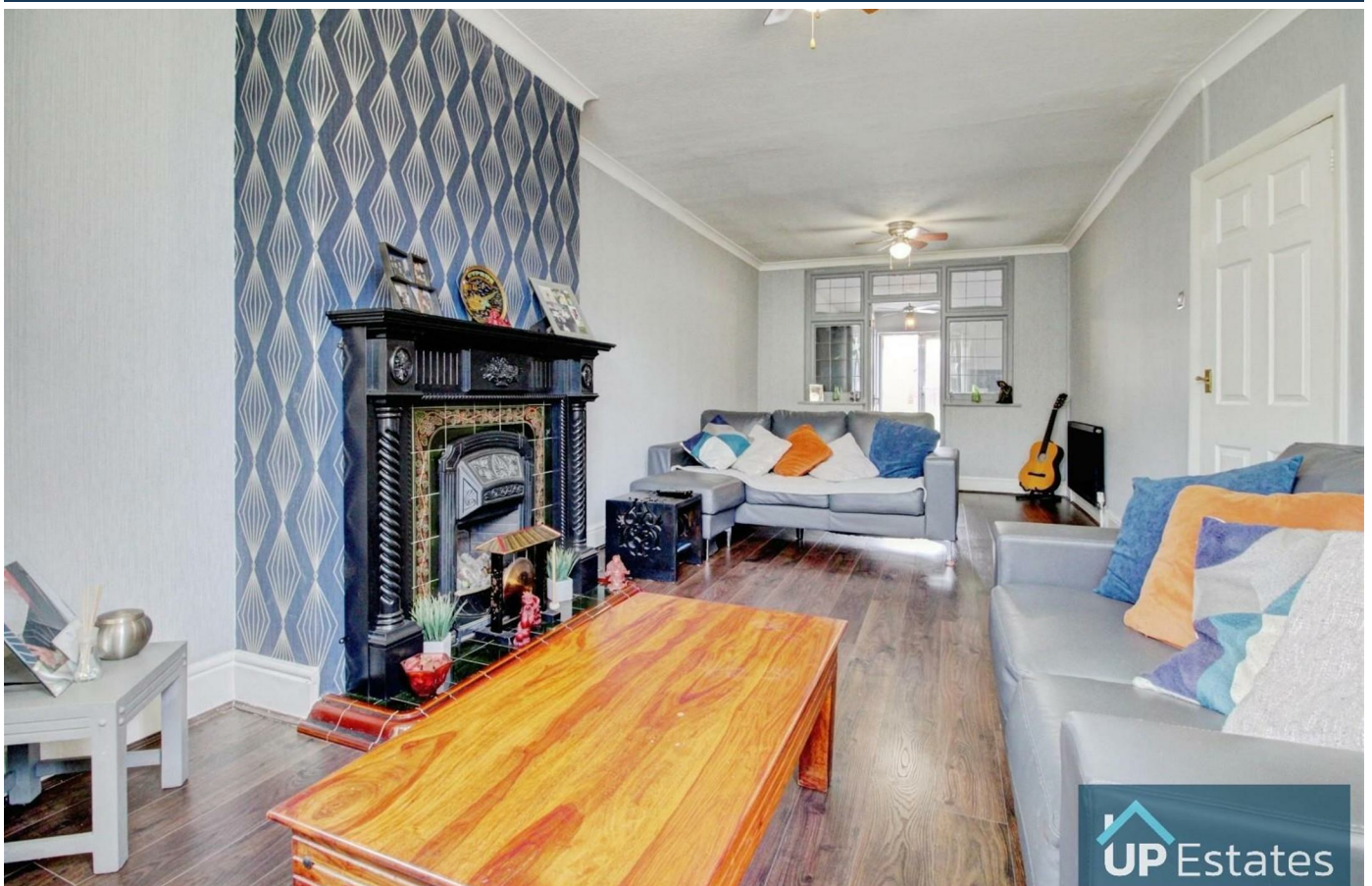
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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





Omar Road, Coventry





Total Area: 96.1 m² ... 1034 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates