

**3 Bedroom House - Semi-Detached**  
**located on Robin Hood Road,**  
**Coventry**  
**£190,000**

**UP Estates**





**\*\*Attractive three-Bedroom Semi-Detached Home  
– Ideal for First-Time Buyers | No Upward Chain\*\***

This well-presented three-bedroom semi-detached property offers comfortable living throughout and is perfect for first-time buyers or anyone seeking a smooth and speedy purchase thanks to its no upward chain.

The ground floor features a good-sized living room filled with natural light, leading through to a spacious kitchen complete with built-in cupboards and generous worktop space. Adjacent to the kitchen is a highly convenient utility area/cloakroom, providing additional storage and everyday practicality. To the rear of the property, you'll find the lovely garden with the added benefit of side access leading to the front of the home, ideal for outdoor storage or ease of movement. Upstairs offers two spacious double bedrooms and a versatile single bedroom, perfect as a child's room or dedicated home office. The bathroom includes basin and shower facilities and then separately there is the WC. Additional features include on-street parking and close proximity to local schools, shops, and amenities, making this a fantastic choice for families and commuters alike. Call us now to arrange your viewing!

**£190,000**

- NO UPWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING ROOM WITH GOOD NATURAL LIGHT
- ADDITIONAL UTILITY SPACE/ CLOAK ROOM
- LOVELY REAR GARDEN BENEFITTING FROM SIDE ACCESS
- FAMILY BATHROOM WITH SHOWER FACILITIES
- ON-STREET PARKING AVAILABLE
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES





## 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.





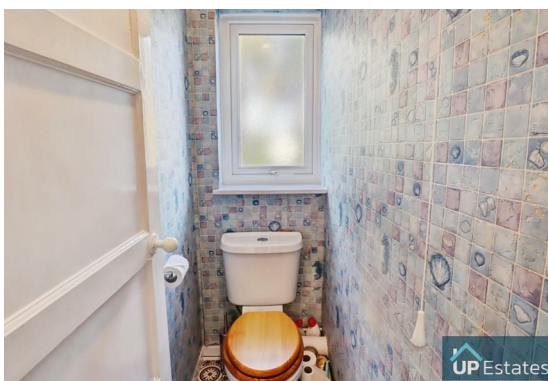


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance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

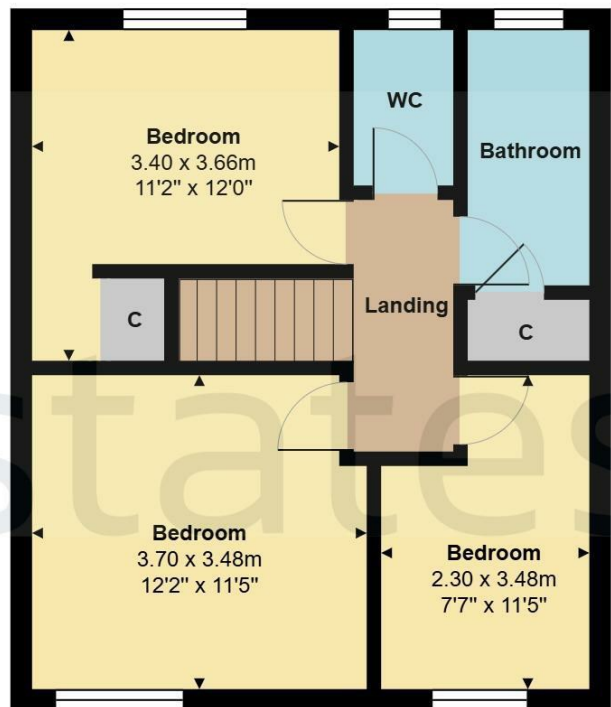
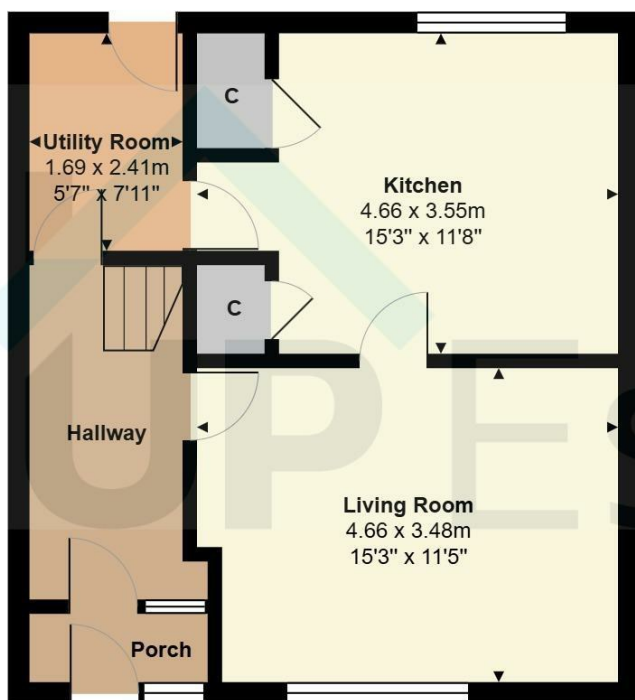






Robin Hood Road, Coventry





Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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