



 UP Estates



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**3 Bedroom House - Detached**  
**located on Colina Close, Coventry**  
**£270,000**

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**\*\*THREE BEDROOM, TWO RECEPTION ROOM DORMER BUNGALOW - SPACIOUS PRIVATE GARDEN - GATED DRIVEWAY & GARAGE - WC & BATHROOM\*\*** This is a fantastic opportunity to purchase a deceptively spacious, extended, well presented, three bedroom, two reception room detached bungalow on Colina Close. This lovely property very briefly comprises; porch, living room, lobby leading to kitchen, bathroom, bedroom and dining room with stairs leading ascending to the first floor which boasts a further two bedrooms, storage on the landing, followed by WC. Externally there is a stunning, spacious and private mature garden, gated driveway and garage! New boiler has been installed! Call now to view!

#### LOCATION

The Weeford Estate is situated in South Coventry close to Toll Bar End and is ideally located for commuters being close to the hub of many of the region's Trunk Roads including the A46 Leamington and Warwick Bypass, the A46 Coventry Eastern Bypass (heading North towards the M69 and M6) and also the A45 Birmingham and London Rd. Leamington Spa is 9.3 miles and 18 minutes drive away; Stratford-Upon-Avon 18.9 miles and 26 mins (source Google Maps). Within a short drive to Jaguar Landrover, Coventry Airport, retail parks, good schools.

#### PROPERTY INFORMATION SUMMARY

Council Tax Band: C

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 927.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2011

Consumer Unit/ Fuse Box Location: Kitchen

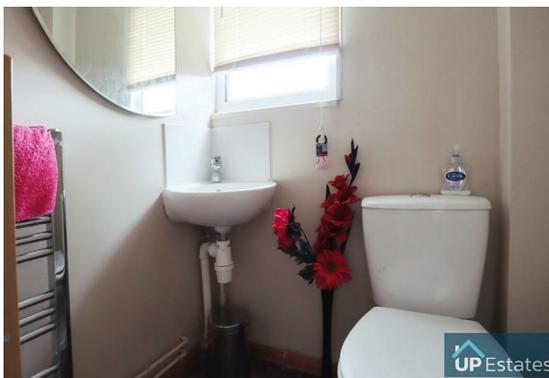
#### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage

£270,000

- EXTENDED DETACHED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE & DRIVEWAY
- SPACIOUS PRIVATE GARDEN
- COUNCIL TAX BAND C





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.

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





Colina Close, Coventry





Total Area: 86.1 m<sup>2</sup> ... 927 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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