



3 Bedroom House - Terraced
located on Sullivan Road, Coventry
Offers Over £210,000

UP Estates



Offers Over £210,000

- NO FORWARD CHAIN
- THREE BEDROOMS
- OPEN PLAN LOUNGE DINER
- LARGE GARDEN WITH GARAGE
- POPULAR LOCATION NEAR AMENITIES
- COUNCIL TAX BAND B

****NO ONWARD CHAIN - THREE BEDROOMS - WELL PRESENTED THROUGHOUT - LOW MAINTENANCE GARDEN****

Up Estates is delighted to present this spacious and well maintained three-bedroom terraced family home, situated on the popular Sullivan Road. Offering low-maintenance front and rear gardens, this property is ideal for families and perfectly balances comfort with practicality in a highly convenient location.

Positioned close to University Hospital and a range of local amenities, the home represents a fantastic opportunity for both investors and those seeking a future family home.

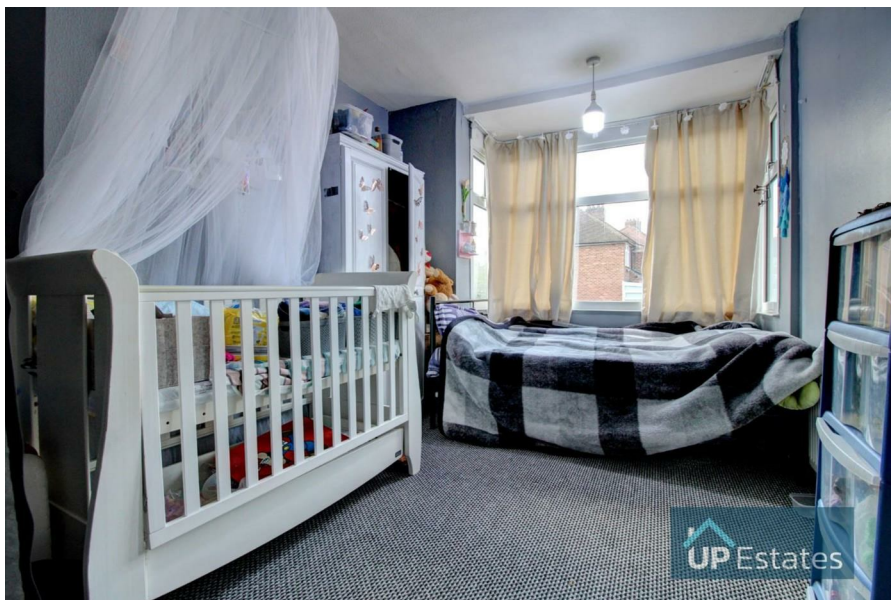
The ground floor features a generous reception room with ample space for both living and dining, flowing through to a well-appointed kitchen that provides direct access to the private rear garden. Upstairs, the property comprises three well-proportioned bedrooms and a modern family bathroom.

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.





Sullivan Road, Coventry





Total Area: 77.6 m² ... 835 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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