



**2 Bedroom House - Terraced**  
**located on Dugdale Road, Coventry**  
**Offers Over £178,000**

**UP Estates**



Here is a wonderful opportunity to purchase this well proportioned, two bedroom, mid terrace property which has the benefit of two bathrooms and an extended kitchen that has recently been refitted. The property is part furnished making it an ideal home and ready to move in with a low maintenance, landscaped rear garden. In brief the property comprises; Hallway, Kitchen, Front Reception Room, Rear Reception Room, Shower Room and Conservatory to the Ground Floor. To the first floor there are Two Double Bedrooms and a Family Bathroom. Call now to not miss out!

## Offers Over £178,000

- NO UPWARD CHAIN
- MID TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- EXTENDED KITCHEN





### **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.





Dugdale Road, Coventry





Total Area: 91.1 m<sup>2</sup> ... 980 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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