



3 Bedroom House - Semi-Detached
located on Balliol Road, Coventry
£290,000





3



1



2



£290,000

- NO FORWARD CHAIN!
- LARGE, NON-OVERLOOKED SOUTH FACING GARDEN BACKING ONTO ALLOTMENTS
- DETACHED GARAGE WITH POWER/LIGHT & DRIVEWAY
- TWO VERSATILE RECEPTION ROOMS
- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- USABLE BOARDED LOFT WITH LIGHT & LADDER

**NO FORWARD CHAIN - BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME - SOUTH FACING SPACIOUS NON-OVERLOOKED GARDEN - DETACHED GARAGE AND DRIVEWAY ** This Well-Appointed Three Bedroom Semi-Detached Home with Generous Garden Is Offered For Sale With No Forward Chain!

Occupying a quiet position on a desirable non-through road, this attractive three-bedroom semi-detached property presents an excellent opportunity for buyers seeking a well-proportioned home with superb outdoor space and the benefit of no forward chain.

The ground floor offers two versatile reception rooms, providing ample space for both everyday living and formal entertaining, followed by the modern bright kitchen! The property further benefits from a boarded and insulated loft with fitted ladder and lighting, creating convenient and accessible storage.

Upstairs you'll find three well proportioned bedrooms and the modern family bathroom.

Externally, the home boasts a large south-facing garden, backing onto private allotments for a secluded and non-overlooked outlook. A detached garage with power and light provides secure parking or a useful workshop area, complementing the home's practical appeal.

With its sought-after setting, generous outdoor space, and versatile accommodation, this property represents a rare opportunity not to be missed. Call now to secure a viewing!

LOCATION

The home's convenient location is surrounded by amenities such as Wyken Croft and St. John Fisher primary schools, adding to its appeal for families. With shopping, dining, education, and healthcare facilities within easy reach, including the University Hospital, this community offers a well-rounded lifestyle that enhances daily living whilst also being situated on a private no-through road.

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.

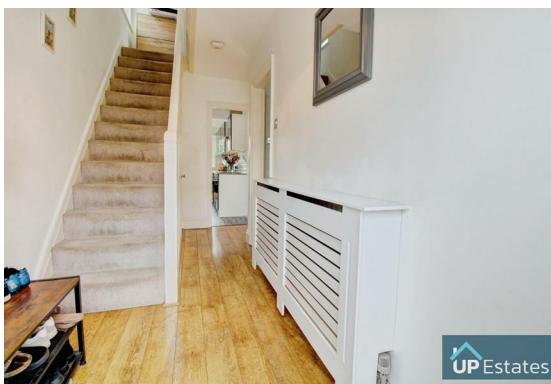
All fixtures and fittings ultimately are to be agreed





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.





Balliol Road, Coventry





Total Area: 84.8 m² ... 913 ft² (excluding garage with power/light)

All measurements are approximate and for display purposes only

CONTACT

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