



**2 Bedroom House - Semi-Detached**  
**located on Cockcroft Avenue,**  
**Coventry**  
**Offers Over £205,000**

**UP Estates**





**\*\* NHBC WARRANTY REMAINING - TWO DOUBLE BEDROOMS - WC & FAMILY BATHROOM - TWO PARKING SPACES - PRIVATE GARDEN \*\*** This is a fantastic opportunity to purchase a beautifully presented two double bedroom semi-detached family home on the sought after Brambles Development. This home is in a popular area with everything you need close by, including shops, schools, and restaurants. The University Hospital is just a few minutes away, and transport links make it easy to get around the city and beyond. The property very briefly comprises; entrance hall, WC, kitchen, family lounge diner with storage, landing two double bedrooms with further storage and the family bathroom. The rear garden is private and low-maintenance, offering a mix of lawn and patio, perfect for enjoying sunny days. There's off-road parking for two cars to the side aspect, and the property boasts an NHBC warranty remaining until 2029. **CALL NOW TO VIEW!**

### IMPORTANT NOTE TO PURCHASERS

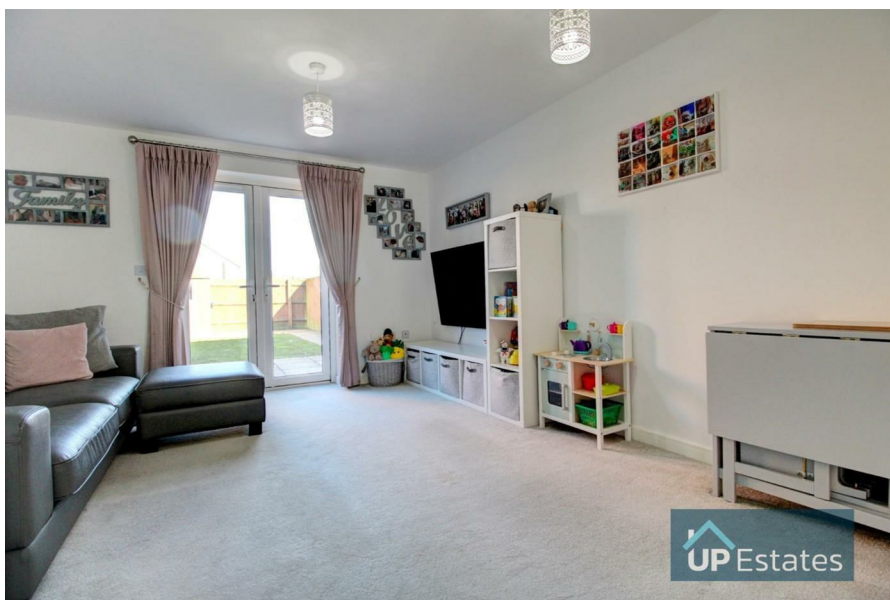
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

## Offers Over £205,000

- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- FANTASTIC LOCATION NEAR UNIVERSITY HOSPITAL
- TWO DOUBLE BEDROOMS WITH STORAGE
- WC & FAMILY BATHROOM
- NHBC WARRANTY REMAINING
- EPC RATED B





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.

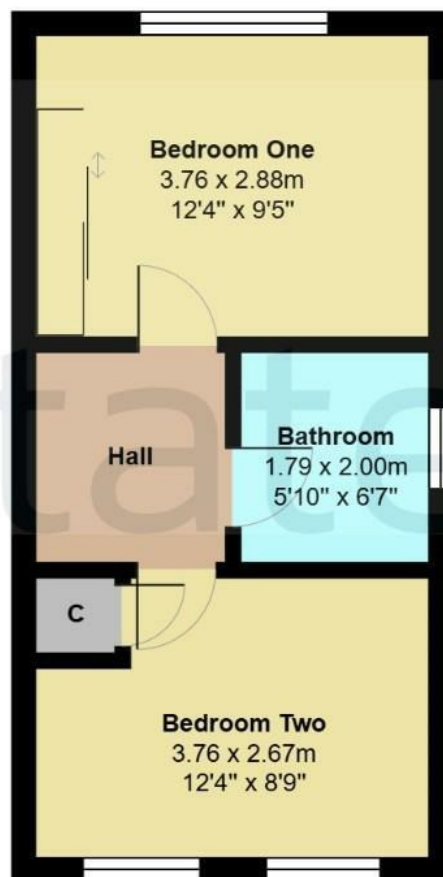
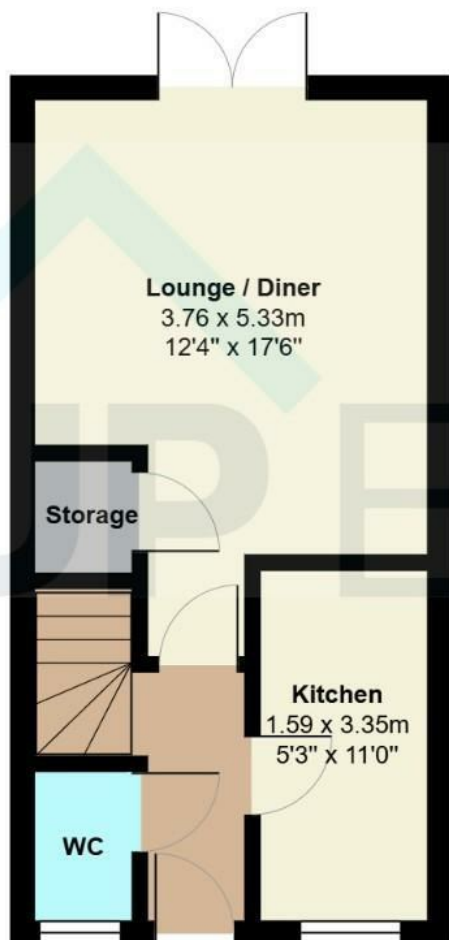






Cockcroft Avenue, Coventry





Total Area: 55.9 m<sup>2</sup> ... 601 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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