

**2 Bedroom House - Terraced**  
**located on Stretton Avenue,**  
**Coventry**  
**Offers Over £175,000**

**UP Estates**





**\*\*SURROUNDED BY AMENITIES - TWO DOUBLE BEDROOMS - KITCHEN DINER AND LIVING ROOM - OUTBUILDING STORE AND WC - GOOD SIZED PRIVATE GARDEN\*\*** This is a great opportunity to purchase a two double bedroom home on Stretton Avenue, surrounded by amenities and transport links. Very briefly comprising; front garden, entrance hall, living room, kitchen diner, out WC and good sized private garden all to the ground floor. There is a garage at the rear used for storage. On the first floor off of the landing are two double bedrooms and the family bathroom. Call now to view!

### LOCATION

The area has links to major roads that take you through Coventry and beyond with ease. There are plenty of amenities in the immediate area, including major supermarkets, doctors surgeries, vast sport centres and much more. The property is a short walk away from natural countryside walks that bring you alongside the river Sowe & also close for working professionals at Jaguar Land Rover Whitley.

### 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

Offers Over  
£175,000

- OPEN PLAN KITCHEN DINER
- BATHROOM AND OUTSIDE WC
- GOOD SIZED PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- SURROUNDED BY AMENITIES
- COUNCIL TAX BAND A





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.

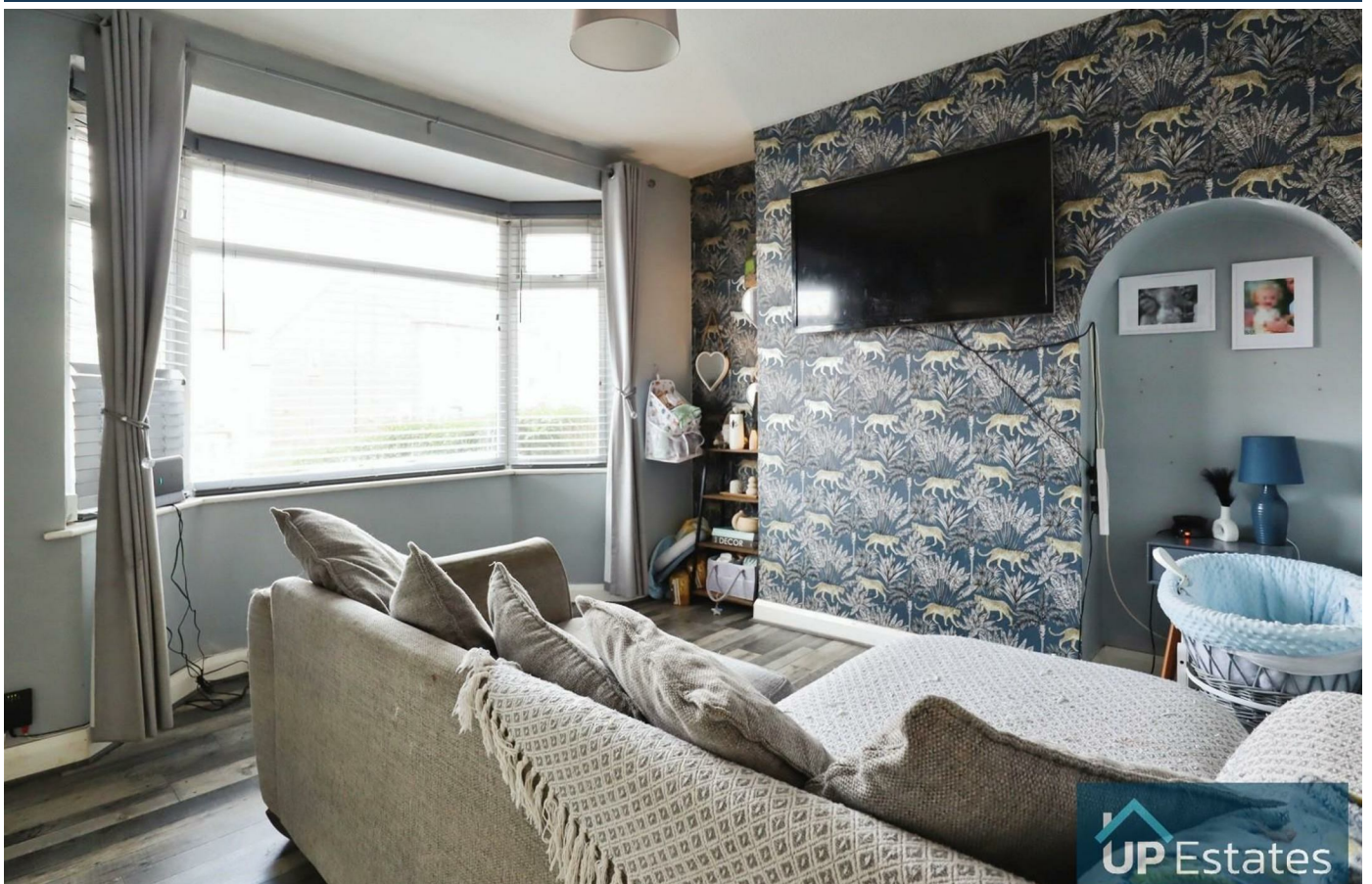
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

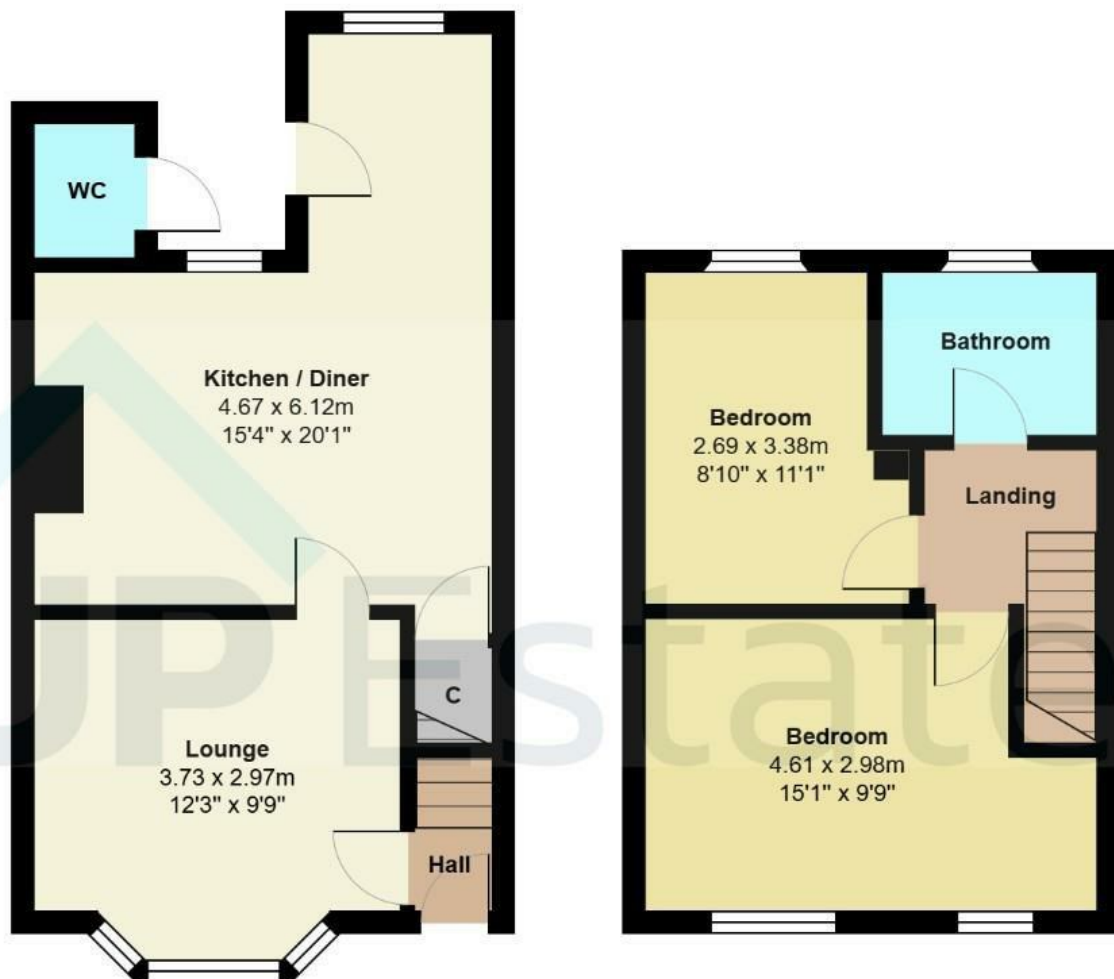






Stretton Avenue, Coventry





Total Area: 67.5 m<sup>2</sup> ... 727 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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