



2 Bedroom House - Semi-Detached
located on Ivens Grove, Coventry
£205,000

UP Estates



****OWNED SOLAR PANELS - SOUTH WEST FACING GARDEN - NHBC WARRANTY REMAINING - OVERLOOKING GREEN TO FRONT ASPECT - BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME - WC & BATHROOM**** This is a fantastic opportunity to purchase a two double bedroom semi-detached family home tucked away on Ivens Grove, overlooking green space to the front aspect. This home is located within close proximity to good road links, schooling, shops and other local amenities. The University Hospital is circa 10 minutes drive. Benefitting from a downstairs W/C, off-road parking, full central heating and double glazing throughout, and being in excellent condition. In brief the property comprises; Hall, W/C, Lounge and Kitchen/Diner to the ground floor. On the first floor there are Two Double Bedrooms and the Bathroom. Externally there is a driveway to the front aspect, and an enclosed garden to the rear.

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

£205,000

- NHBC WARRANTY REMAINING
- BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- OWNED SOLAR PANELS
- OFF ROAD PARKING
- POPULAR DEVELOPMENT NEAR AMENITIES
- SOUTH WEST FACING GARDEN
- EPC & COUNCIL TAX BANDS B
- CALL NOW TO VIEW!





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.





Ivens Grove, Coventry





Total Area: 58.3 m² ... 627 ft²

CONTACT

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