



**2 Bedroom House - Terraced**  
**located on Canon Hudson Close,**  
**Coventry**  
**£170,000**

**UP Estates**





**\*\* NO CHAIN - SEMI-DETACHED HOME - TWO DOUBLE BEDROOMS - KITCHEN/DINER \*\*** This two bedroom semi-detached home is now available to purchase with no forward chain! Very briefly comprising; hall, lounge, kitchen/diner, landing, two bedrooms and bathroom. Other benefits include gardens to two aspects, plus driveway parking. The property is in need of cosmetic refurbishment throughout but would make an ideal first time home or investment due to its popular location! We have been advised that there is a long lease of circa 963 years remaining, no payable service charges and a peppercorn ground rent of only £1 per annum. This information should also be verified by your solicitor.

£170,000

- NO FORWARD CHAIN
- TWO BEDROOM SEMI-DETACHED HOME
- TUCKED AWAY IN CUL DE SAC
- KITCHEN/DINER
- LIVING ROOM
- PRIVATE GARDEN
- GREAT POTENTIAL
- COUNCIL TAX BAND B





## LOCATION

Situated in South Coventry the property is close to Toll Bar End and is ideally located for commuters being close to the A46 Leamington and Warwick Bypass, the A46 Coventry Eastern Bypass (heading North towards the M69 and M6) and also the A45 Birmingham and London Rd. The property is also ideally positioned for access to good local schools with local amenities being just a short walk away.

## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

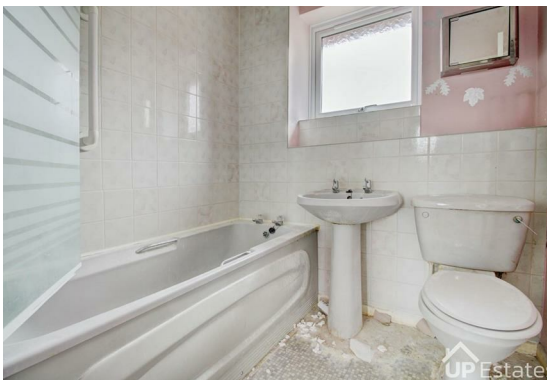


All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.

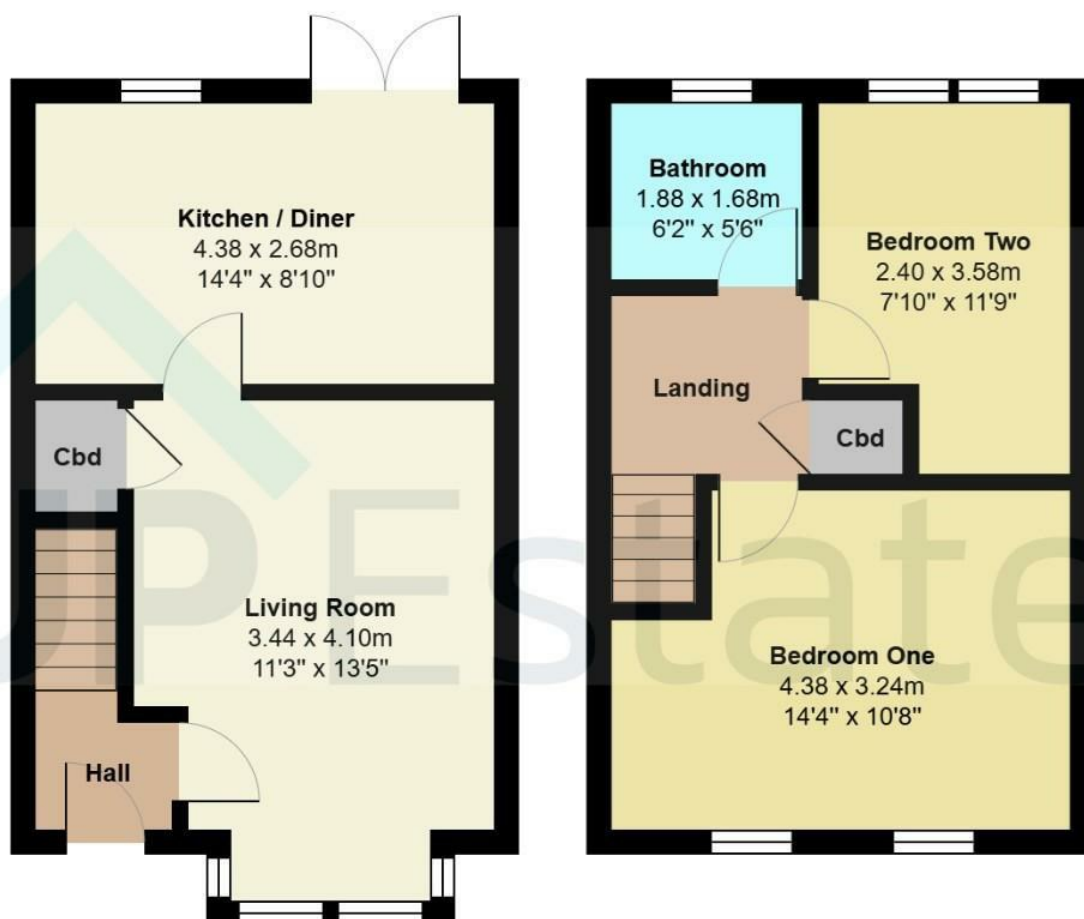






Canon Hudson Close, Coventry





Total Area: 62.1 m<sup>2</sup> ... 668 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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