



3 Bedroom House - Semi-Detached
located on St. Ives Road, Coventry
Offers Over £260,000

 **UP Estates**



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Offers Over £260,000

- FANTASTIC WRAP AROUND GARDEN
- WC & BATHROOM
- POPULAR WYKEN LOCATION
- SEMI-DETACHED FAMILY HOME
- COUNCIL TAX BAND B
- CALL NOW TO VIEW!

SPACIOUS WRAP AROUND PLOT - THREE BEDROOM FAMILY HOME - WC & BATHROOM - POPULAR WYKEN LOCATION This is a fantastic opportunity to purchase a sizable three bedroom semi-detached home on St. Ives Road, Wyken, situated on a fantastic plot. Surrounded by a variety of fantastic local amenities including, schools, shops, open greens, a few minutes drive to the University Hospital and superb transport links. The property itself briefly comprises; front garden and driveway for vehicles, entrance hall, living room flowing through to dining room, kitchen, store room allowing access to WC & the impressive wrap around garden all to the ground floor. On the first floor off of the landing are three bedrooms, all with inbuilt storage, followed by the modern family bathroom. Call now to secure a viewing!

PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: E

Approx. Total Floor Area: 1101.00 sqft

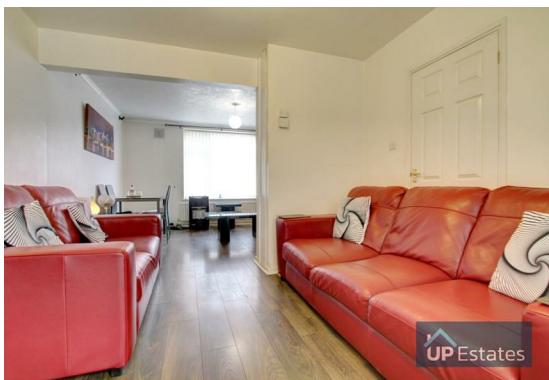
Heating System: Gas Central Heating

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.

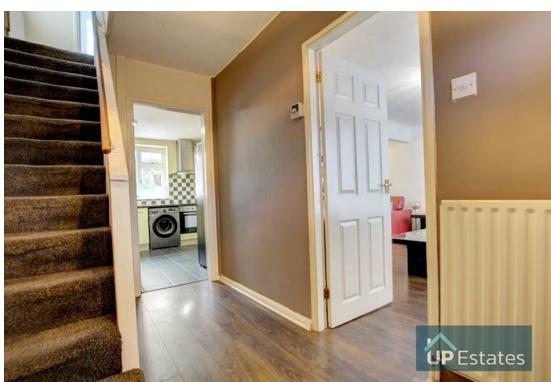
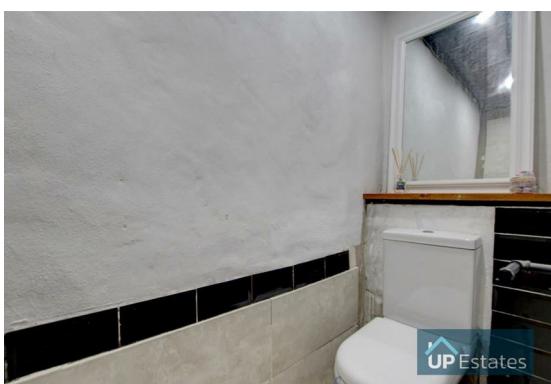
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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 contact 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.





St. Ives Road, Coventry





Total Area: 102.3 m² ... 1101 ft²

All measurements are approximate and for display purposes only

CONTACT

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