



3 Bedroom House - End Terrace
located on Elgar Road, Coventry
Offers In The Region Of £210,000

UP Estates



Offers In The Region Of

- DECEPTIVELY SPACIOUS FAMILY HOME
- NO FORWARD CHAIN
- LARGE LOUNGE DINER
- KITCHEN BREAKFAST ROOM
- THREE STOREY'S
- POPULAR LOCATION

**** No Forward Chain - Deceptively Spacious Extended Three-Bedroom End-of-Terrace Family Home In Popular Location ****

Located on Elgar Road, this deceptively spacious and extended three-bedroom end-of-terrace home presents a fantastic opportunity for growing families or discerning buyers seeking space, convenience, and potential.

Offered with no forward chain, the property boasts a thoughtfully extended layout, providing generous living accommodation throughout. At the heart of the home is a sizable lounge/diner, ideal for family gatherings or entertaining, flowing seamlessly into the bright and functional kitchen/breakfast room.

Upstairs over two floors, you'll find three well-proportioned bedrooms and a modern family bathroom, offering comfortable and versatile living for all members of the household.

The home benefits from a spacious private rear garden, complete with a storage shed and outside WC, adding practicality to the charming outdoor space. There is also gated secure rear vehicular access, directly from the side of the property.

Situated in a popular and well-connected location, the property is surrounded by an abundance of amenities, including highly regarded schools, Arena Shopping Park and Gallagher Retail Park, and is serviced by multiple bus routes. Excellent road links via the M6 and A444 make commuting a breeze, enhancing the overall appeal.

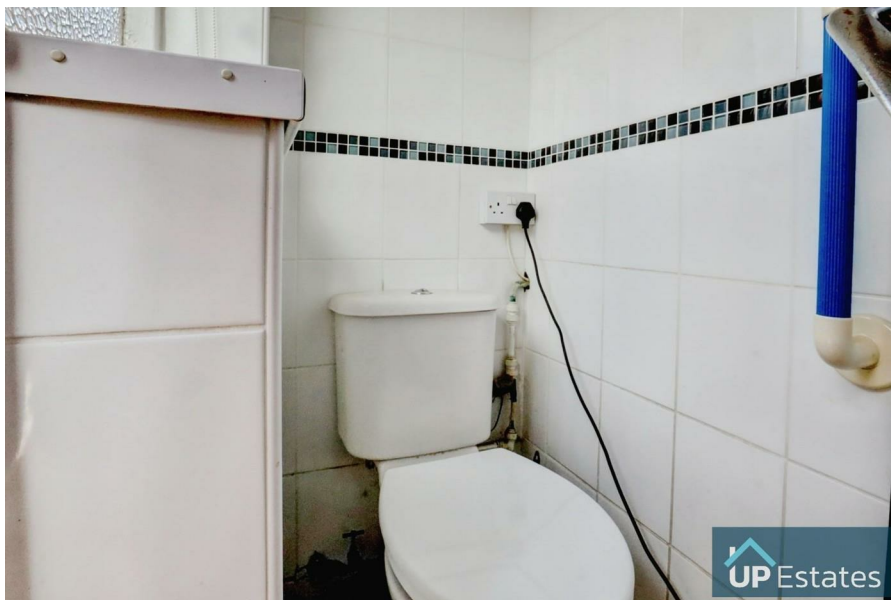
This well-located, move-in ready home is ideal for families or investors alike, offering the perfect balance of space, convenience, and potential. Call now to view!

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





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.





Elgar Road, Coventry





Total Area: 92.1 m² ... 992 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates