



3 Bedroom House - End Terrace
located on Campbell Walk,
Coventry
£250,000

UP Estates



**** INSULATED, CONCRETE BASE GARDEN ROOM/GYM WITH OWN FUSE BOARD - OWNED SOLAR PANELS - THREE BEDROOMS, TWO BATHROOMS & WC - OVERLOOKING GREEN TO FRONT ASPECT - SOUTH FACING GARDEN - NHBC WARRANTY UNTIL 2029 **** This beautifully presented, well positioned three bedroom halls together end of terrace family home is now available for purchase! Tucked away in a quiet cul-de-sac, this family home overlooks green space and offers a peaceful spot while still being close to everything you need. The property very briefly comprises; two car driveway, entrance hall, WC, living room, kitchen diner (integrated oven/hob/extractor), south facing rear garden leading to the fantastic garden room/gym. The garden room boasts concrete base, insulation, obscure glazed windows and its own consumer unit allowing power/light. On the first floor off of the landing are three bedrooms, bedroom one benefitting from ensuite shower room, followed by the family bathroom. This property has a NHBC warranty until 2029. Call now to secure a viewing!

LOCATION

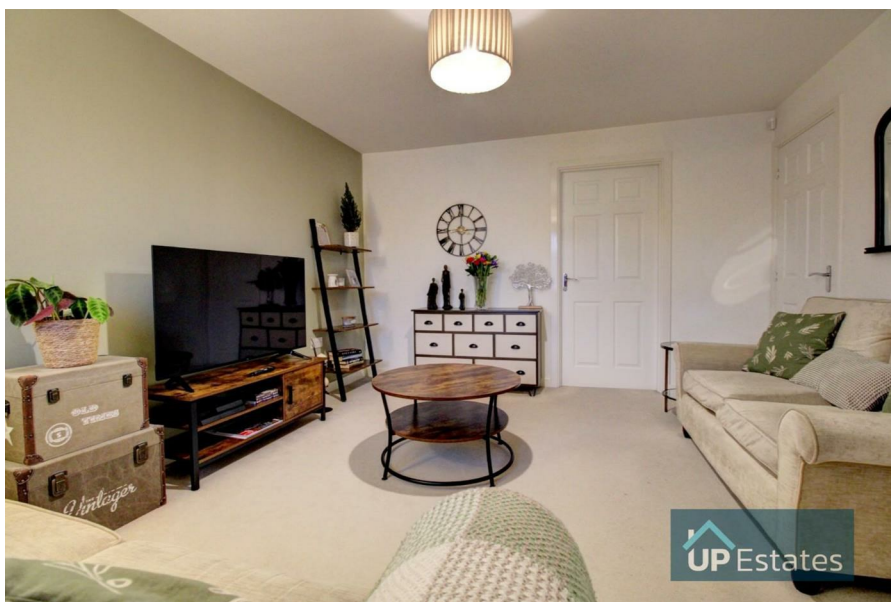
The property is located in a popular residential area around three miles to the east of Coventry City Centre. There are local shops and facilities and Tesco and Asda supermarkets are a short drive away. The road network is easily accessible with A45 and A46 Trunk Roads within a 5-10 minute drive and the M6 and M40 Motorways within 10 and 20 minutes respectively. Coventry mainline rail station also offers direct access to London and Birmingham. The University Hospital can be reached easily via car, circa 3.4 miles away (roughly a 10 minute drive).

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.

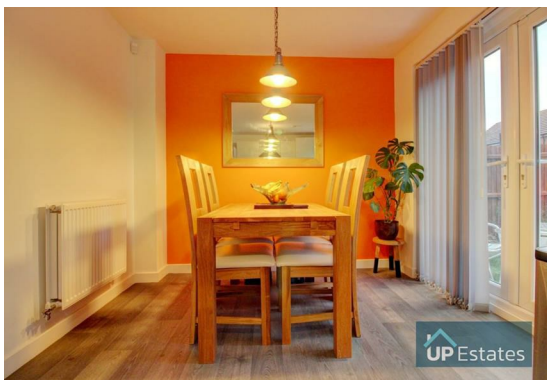
£250,000

- OWNED SOLAR PANELS WITH FEED IN TARRIF
- INSULATED GARDEN ROOM/GYM WITH POWER
- NHBC WARRANTY UNTIL 2029
- THREE BEDROOMS, TWO BATHROOMS & WC
- OVERLOOKING GREEN TO FRONT ASPECT
- SOUTH FACING GARDEN





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

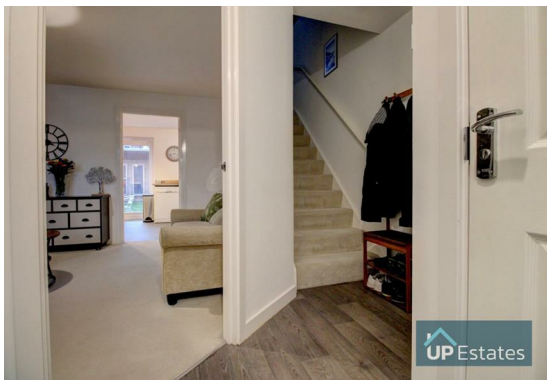


some distance to view.

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.





Campbell Walk, Coventry





Total Area: 69.9 m² ... 753 ft² (excluding garden room / gym (insulated & with power/light))

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