

**3 Bedroom House - Terraced**  
**located on Telfer Road, Coventry**  
**Offers Over £180,000**

**UP Estates**





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THREE-BEDROOM MID-TERRACE | OPEN PLAN  
LOUNGE/DINER | BEAUTIFULLY MAINTAINED REAR  
GARDEN WITH GARAGE | NO UPWARD CHAIN |  
PRIME RADFORD LOCATION

Situated just off Cheveral Avenue in the ever-popular Radford area, this three-bedroom mid-terraced home offers generous space, a fantastic location, and huge potential to improve. The property is within walking distance of Radford Primary School, Edgewick Park, local shops, and bus routes into Coventry city centre, with quick access to the A444 and M6.

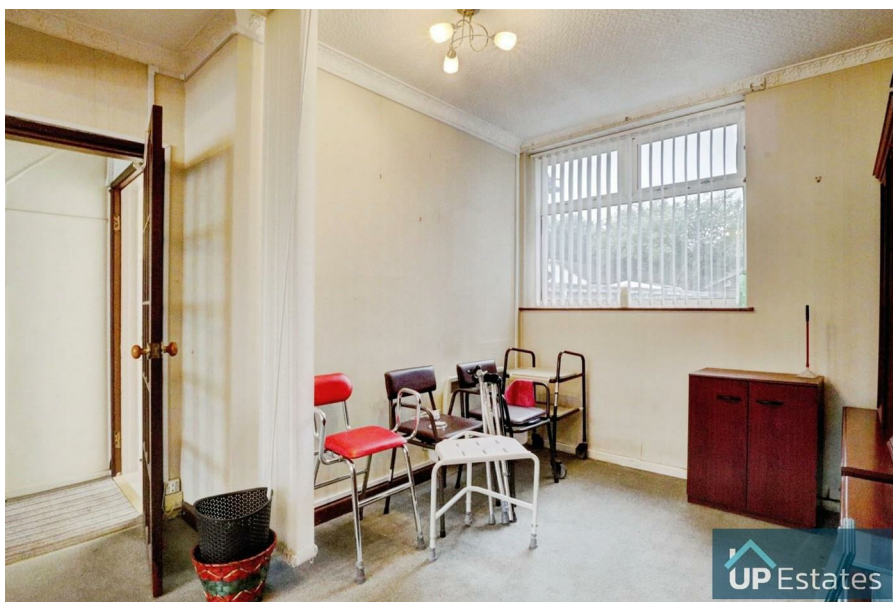
Inside, the layout includes an entrance porch, a bright and spacious open-plan lounge/diner, and a galley kitchen with direct access to the rear garden. Upstairs, there are three good-sized bedrooms and a family shower room.

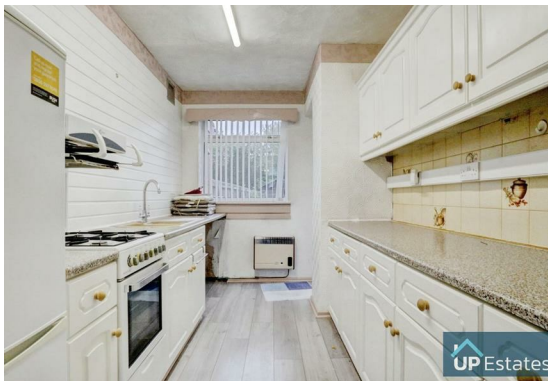
Outside, the rear garden is beautifully maintained, with mature planting and a neat lawn, and includes a garage with gated rear access. To the front, there's a low-maintenance foregarden and on-street parking.

Offered with no upward chain, this is an excellent opportunity for first-time buyers, investors, or those looking for a home they can put their own stamp on.

## Offers Over £180,000

- NO UPWARD CHAIN
- HIGHLY SOUGHT-AFTER RADFORD LOCATION
- CLOSE TO EDGEWICK PARK & LOCAL SCHOOLS
- GENEROUS OPEN-PLAN LOUNGE/DINER
- GALLEY KITCHEN WITH GARDEN ACCESS
- BEAUTIFULLY MAINTAINED REAR GARDEN
- GARAGE WITH GATED REAR ACCESS





### 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.

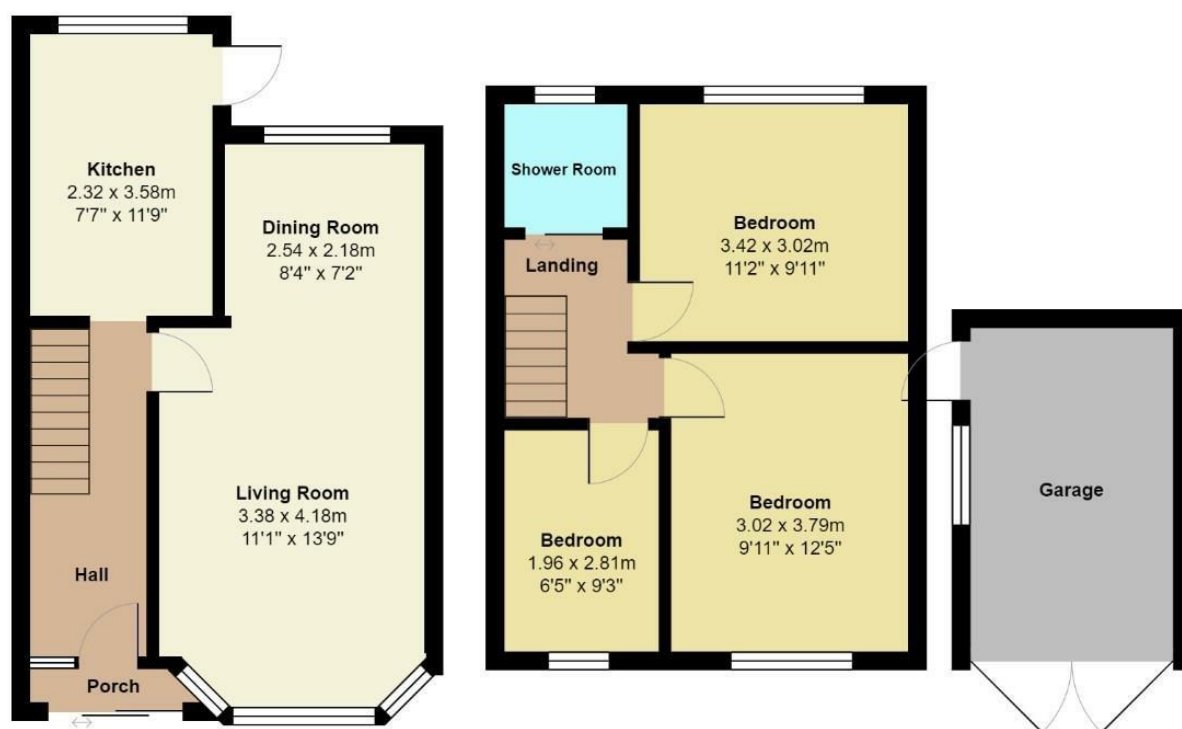






Telfer Road, Coventry





Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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