



3 Bedroom House - Semi-Detached
located on Canon Drive, Coventry
£250,000

UP Estates



****LARGE GARAGE AND GATED DRIVEWAY - PRIVATE SOUTH/WEST FACING GARDEN - EXTENDED KITCHEN DINER - POPULAR LOCATION - IMMACULATLY PRESENTED THROUGHOUT**** This is an exceptional opportunity to purchase a beautiful three bedroom semi-detached family home on Canon Drive. Viewing is essential to appreciate this property which very briefly comprises; front garden, entrance hall, lounge, kitchen diner, mature private south west facing rear garden with access to the gated driveway & large garage boasting power/electric plus an EV charging point, all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the family bathroom. The loft has been fully lined, boarded with two lights & ladder access. An obscure glass front door has also been widened and replaced. Call now to secure a viewing!

LOCATION

Located in a popular residential area close to local schools, amenities and bus links. A short drive away from the A444 and M6 and the Ricoh shopping park.

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

£250,000

- GATED DRIVEWAY & LARGE GARAGE WITH EV CHARGE POINT
- EXTENDED KITCHEN DINER
- IMMACULATLY PRESENTED THROUGHOUT
- SOUTH WEST FACING MATURE PRIVATE GARDEN
- POPULAR LOCATION SURROUNDED BY AMENITIES
- LOFT BOARDED WITH LADDER AND LIGHT





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.

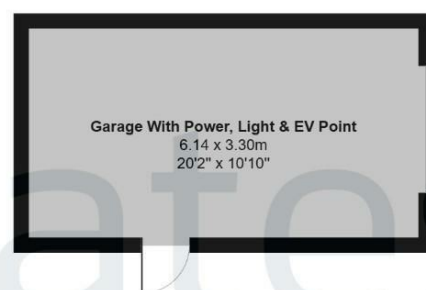
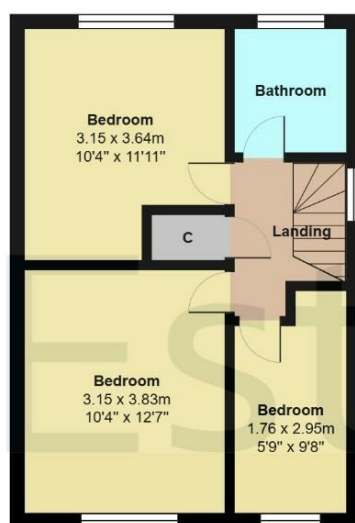






Canon Drive, Coventry





Total Area: 82.3 m² ... 886 ft² (excluding garage with power, light & ev point)

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

 **UP** Estates