



3 Bedroom House - Terraced
located on Manse Close, Coventry
£220,000

UP Estates



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**** DECEPTIVELY SPACIOUS, EXTENDED THREE BEDROOM FAMILY HOME - TWO BATHROOMS - KITCHEN/DINER - NO FORWARD CHAIN - GREEN TO FRONT ASPECT & PRIVATE GARDEN **** Nestled in a quiet close with green to the front aspect, this beautifully extended three-bedroom home is offered with no onward chain, making it an ideal purchase for families or first-time buyers seeking space and convenience. The property has been thoughtfully extended to the rear, creating a stylish and spacious contemporary kitchen/diner —perfect for everyday living and entertaining, plus the family living room. Furthermore, you'll find three generously sized bedrooms, two modern re-fitted shower rooms, and a part-boarded loft complete with light and ladder for extra storage or potential future use. The private rear garden offers a peaceful outdoor retreat with convenient rear access, while the overall setting in a tucked-away location ensures a tranquil lifestyle. With its versatile layout, and desirable position, this home ticks all the boxes for comfortable, modern living.

£220,000

- NO FORWARD CHAIN
- EXTENDED FAMILY HOME
- TWO BATHROOMS
- THREE WELL PROPORTIONED BEDROOMS
- QUIET CLOSE YET CLOSE TO A RANGE OF AMENITIES
- EPC RATED C
- COUNCIL TAX BAND B
- VIEWING IS ESSENTIAL!





LOCATION

The location of the property is a major highlight, with excellent public transport links and local amenities within easy reach, adding to the convenience of living in this splendid home.

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

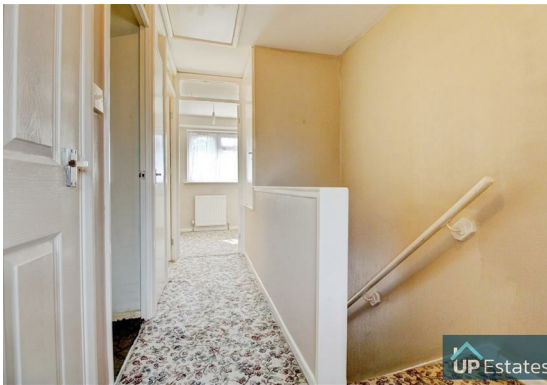


statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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.



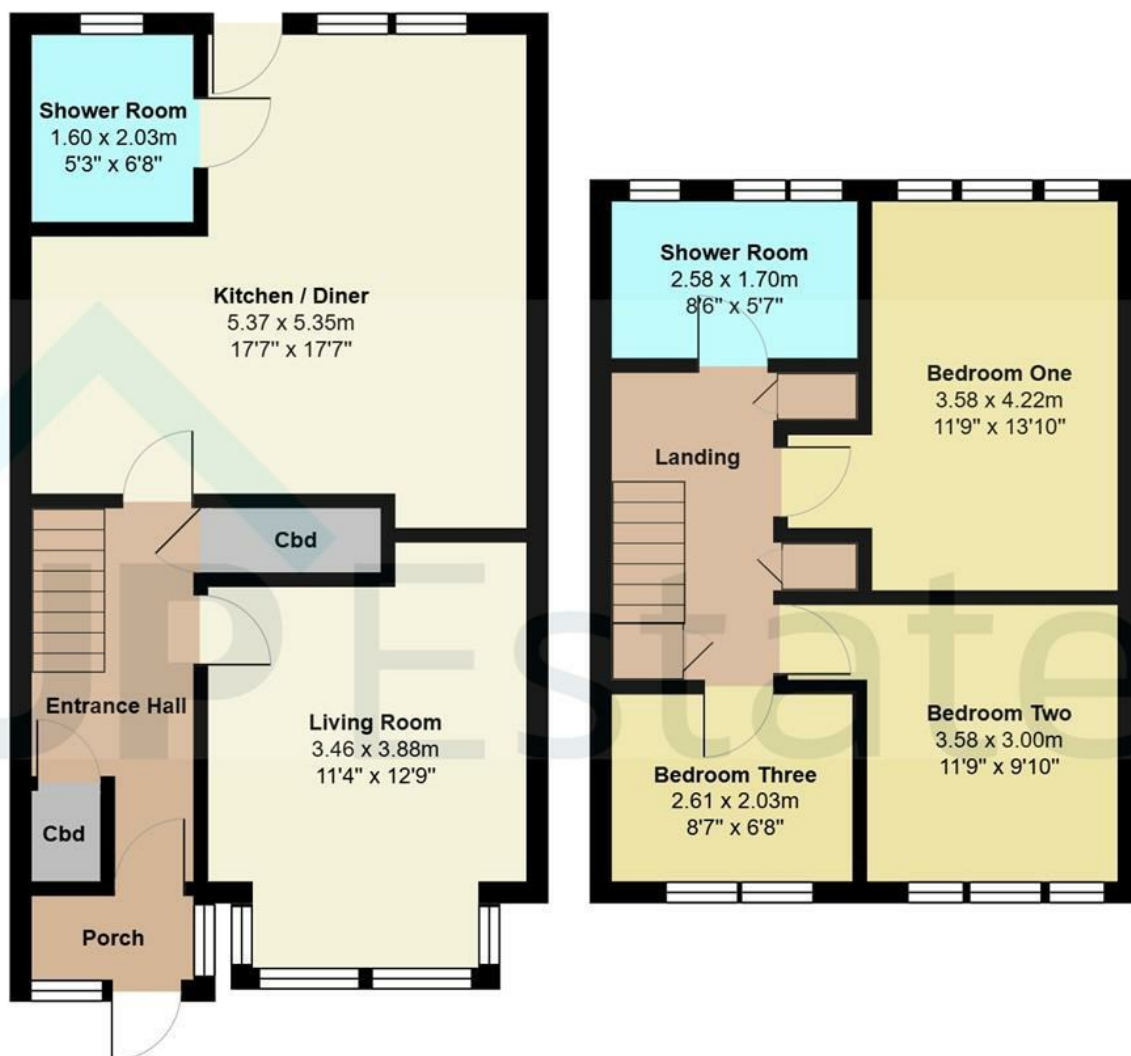
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Manse Close, Exhall, Coventry





Total Area: 94.0 m² ... 1012 ft²

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

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