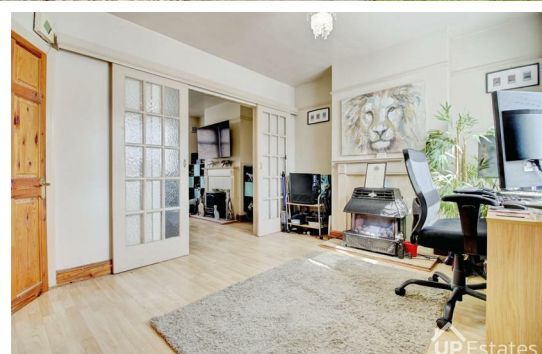




2 Bedroom House - Terraced
located on Devon Grove, Coventry
£165,000

UP Estates



**** SOUTH-FACING SPACIOUS REAR GARDEN -
GARAGE & SHED BOTH WITH POWER & LIGHTING -
NEW WINDOWS THROUGHOUT 2023 - TWO
DOUBLE BEDROOMS - TWO RECEPTION ROOMS -
BOILER INSTALLED 2021 ****

This charming double bay-fronted home offers well-proportioned accommodation, a fantastic south-facing rear garden and improvements such as; windows replaced throughout in 2023 and a boiler installed in 2021.

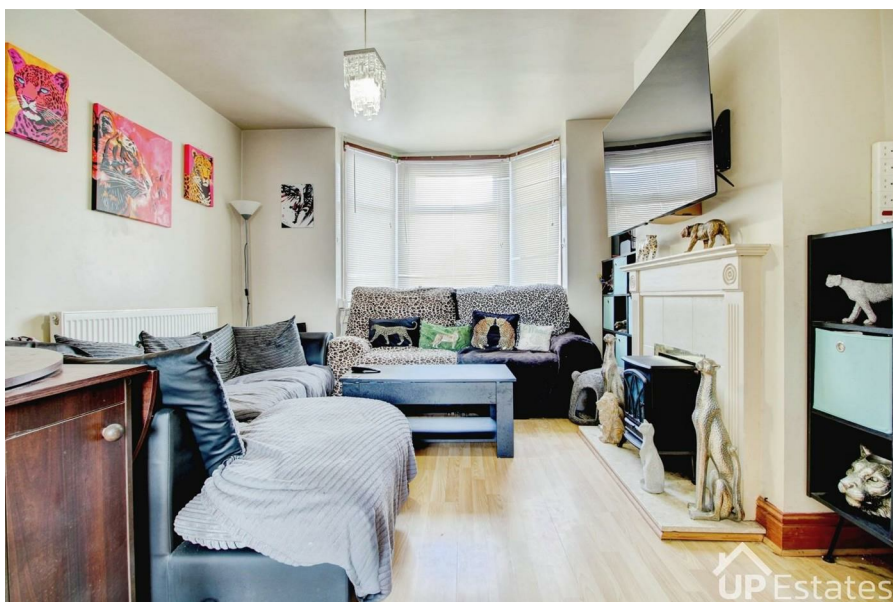
The property briefly comprises; a front garden, entrance hall, dining room with doors opening through into the living room, kitchen and access to the spacious south-facing rear garden. The garden benefits from both a detached garage and separate shed, with power and lighting provided to both, offering excellent storage and potential for a variety of uses.

To the first floor, the landing leads to two double bedrooms, with the principal bedroom benefitting from ample integrated wardrobe storage, alongside a family shower room.

Call immediately to arrange your viewing!

£165,000

- SPACIOUS SOUTH FACING GARDEN
- GARAGE AND SHED WITH POWER / LIGHT
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- TUCKED AWAY IN CUL DE SAC
- NEW WINDOWS THROUGHOUT 2023
- COUNCIL TAX BAND B
- POPULAR LOCATION





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

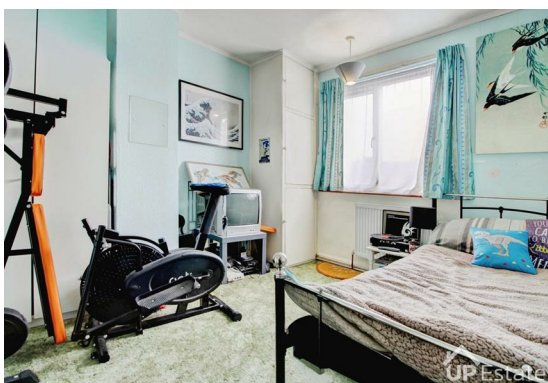
All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

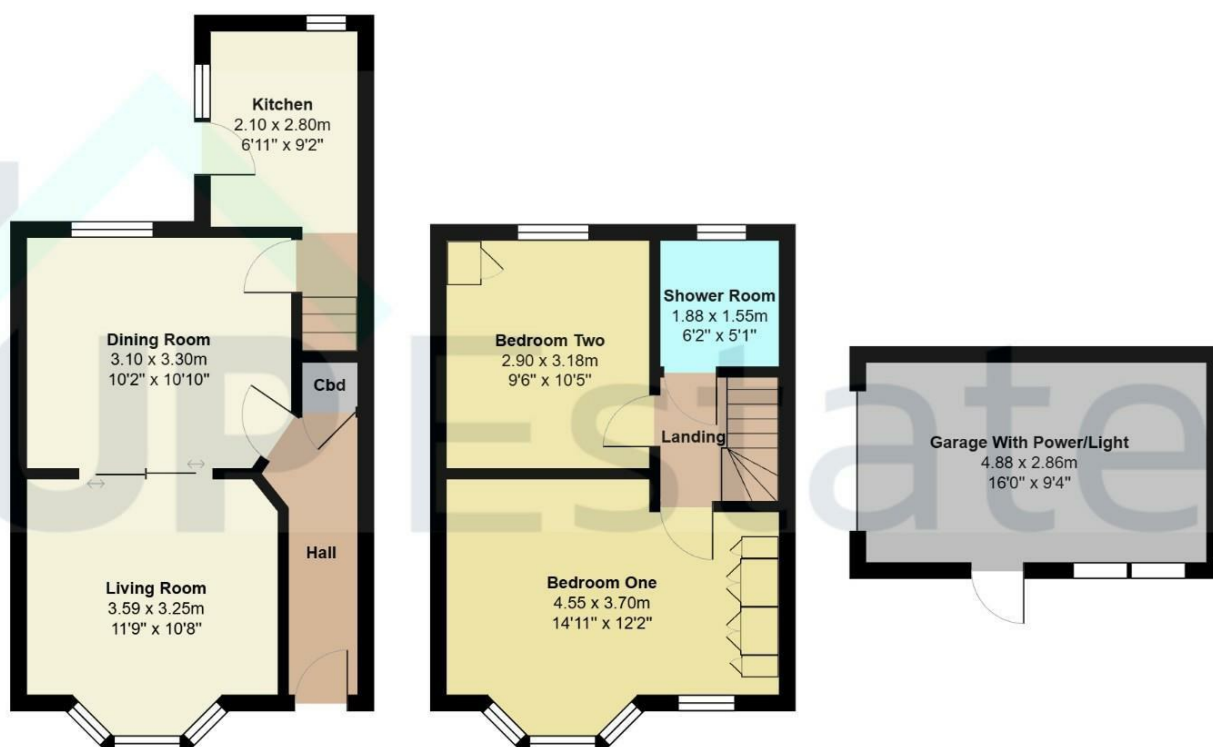
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Devon Grove, Coventry





Total Area: 69.9 m² ... 753 ft² (excluding garage with power/light)

All measurements are approximate and for display purposes only

CONTACT

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