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Wareham Green, Coventry

£260,000 Freehold

**BELVOIR!**

EPC Rating D. Council Tax B.



Situated within easy reach of University Hospital Coventry, this three-bedroom end-of-terrace home offers generous living space, modern comforts, and a convenient location, perfect for families, professionals, or those looking for a well-connected home. Offered to market with NO ONWARD CHAIN.

The ground floor welcomes you with a bright and spacious lounge/diner, complete with sliding doors opening onto the rear garden, creating a perfect space for relaxing or entertaining. The modern fitted kitchen offers ample storage and worktop space, ideal for everyday living. A cloakroom & access to the garage adds further practicality on the ground floor.

Upstairs, the property enjoys three well-sized double bedrooms, providing flexibility for family life, working from home, or guest accommodation. A four-piece family bathroom includes a separate shower & bath, designed for comfort and convenience.

Outside, the home benefits from an enclosed rear garden, perfect for outdoor dining or play, with a garage offering secure parking or additional storage.

Located close to local amenities, schools, transport links, and with Coventry Hospital just minutes away, this property offers both comfort and convenience in a popular residential setting.

Early viewing is highly recommended.



#### Entrance Hall

Double glazed door to side, laminate to flooring, radiator, understairs cupboard, stairs rising to first floor.

#### Cloakroom

1.69m x 0.8m (5'6" x 2'7")

Double glazed window to side, low level WC, wall mounted wash hand basin, radiator, ceiling light, tiled splash backs, consumer unit, vinyl to flooring.

#### Kitchen

4.55m x 1.9m (14'11" x 6'2")

Double glazed window to front. Kitchen comprising of wall & base units, granite effect work surfaces over, space for freestanding gas cooker, cooker hood over, stainless steel sink with drainer, space for washing machine, space for fridge/freezer, ceiling light, radiator, tiled splash backs, vinyl to flooring.



**Lounge/Diner**  
**5.31m x 3.93m (17'5" x 12'11")**

Double glazed full length window to rear, double glazed sliding doors opening onto garden, gas fire, laminate to flooring, TV point, dado rails, radiator, ceiling light.

**First Floor Landing**

Carpet to flooring, loft access, airing cupboard.

**Bedroom One**  
**4.02m x 2.69m (13'2" x 8'10")**

Double glazed window to rear, carpet to flooring, radiator, ceiling light, built in wardrobe.

**Bedroom Two**  
**3.95m x 2.59m (13'0" x 8'6")**

Double glazed window to rear, carpet to flooring, radiator, ceiling light.

**Bedroom Three**  
**3.22m x 2.58m (10'7" x 8'6")**

Double glazed window to front, carpet to flooring, radiator, ceiling light.

**Bathroom**  
**2.64m x 2.04m (8'8" x 6'8")**

Double glazed window to front, paneled bath, double shower enclosure, electric shower, low level WC, pedestal wash hand basin, radiator, ceiling light, extractor fan.

**Garage**  
**5.73m x 2.31m (18'10" x 7'7")**

Up & over door, granite effect work surfaces to rear, power, lighting, door opening into entrance hall.

**External**

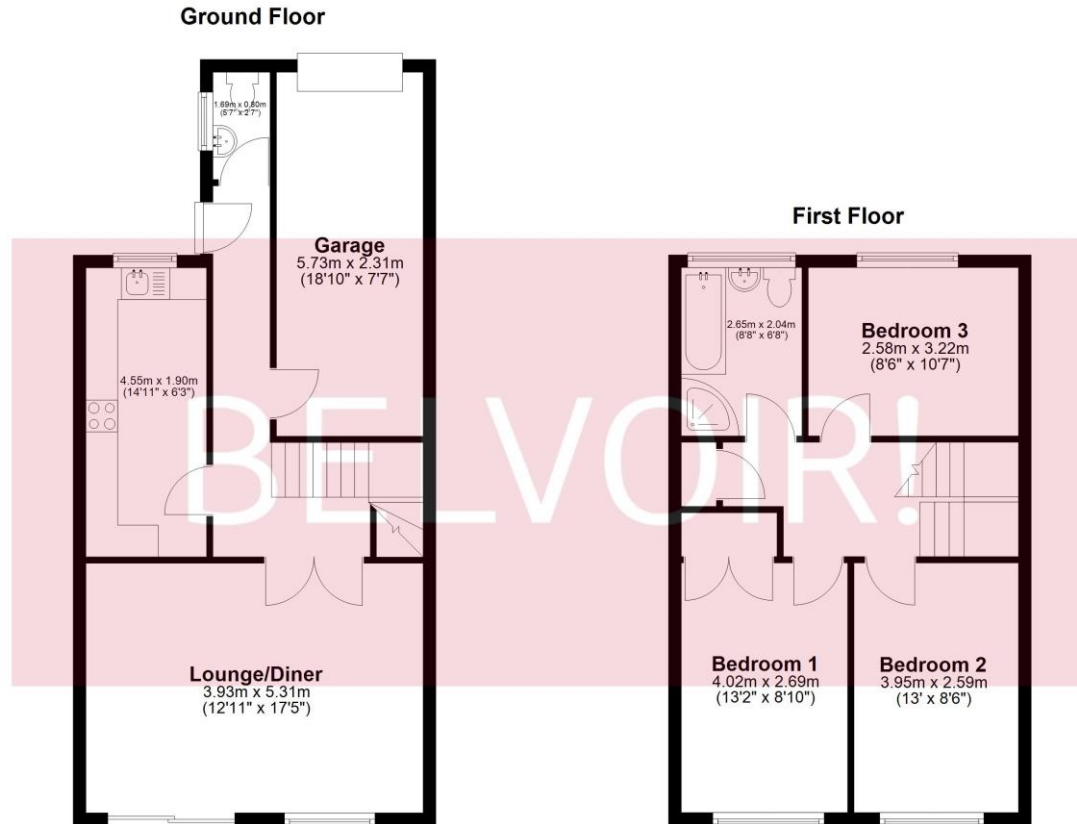
Front - Off road parking to front, slabbed path leading to front door, access to rear garden.

Rear - Slabbed patio, laid lawn.

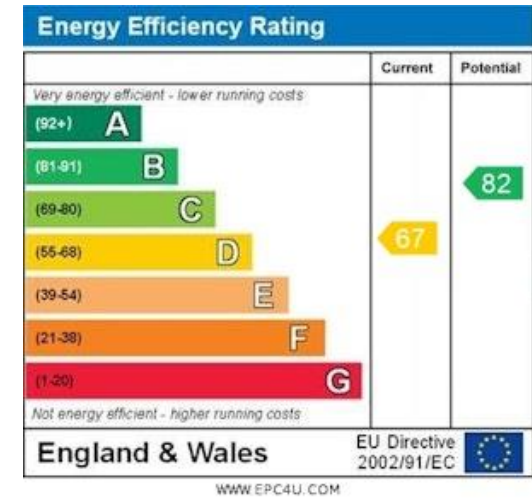
**Agents Notes**

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





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 service, system 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. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.



Contact us today to arrange a viewing...

# BELVOIR!

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