



3 Bedroom House - Terraced
located on Macdonald Road,
Coventry
Offers Over £315,000

UP Estates



3



2



1



D

****NO FORWARD CHAIN - RENOVATED IN 2023 & EXTENDED FAMILY HOME IN POETS CORNER - TWO BATHROOMS - USABLE LOFT - 90 FT LONG PRIVATE GARDEN - BACKS ONTO GREEN **** This is a fantastic opportunity to purchase an immaculately presented family home on the popular Macdonald Road, Wyken, with no forward chain! This property very briefly comprises; driveway, porch, entrance hall, open plan family living space with sitting area, living room flowing through to the kitchen diner, there is a downstairs shower room and spacious private garden backing onto green, all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the family bathroom. A paddle staircase leads to the usable loft, with skylight, heating and eaves storage.

Viewing is essential to appreciate the quality and space this home has to offer!

Renovation Works

We have been advised by the owner of the following;

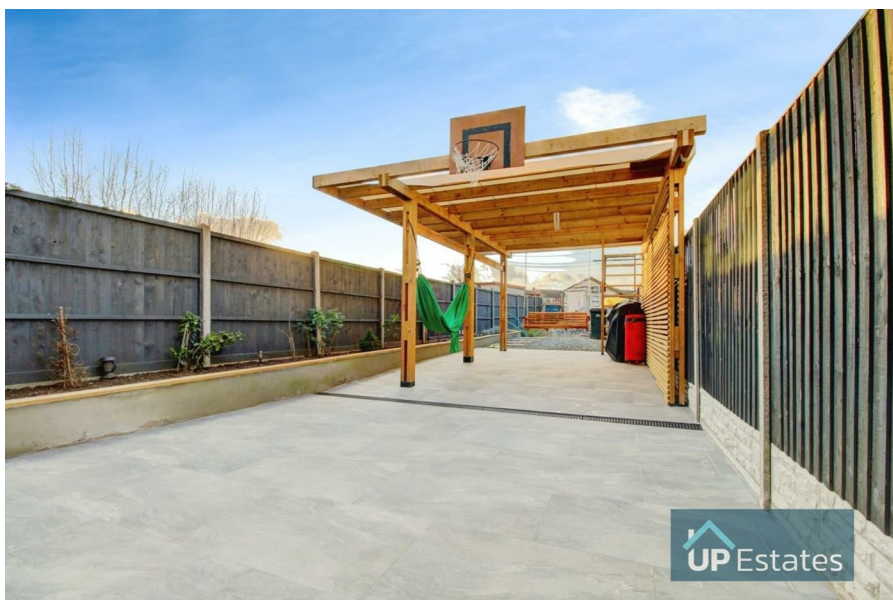
The property has been fully refurbished since purchase in 2023
New plumbing and electrical systems, complete with certification.
Updated drainage system
New water and electricity meters installed
New Worcester boiler
Garage permit and architectural drawings included
High-quality Italian furniture throughout
Wakerley 18 kW stove for efficient heating
Double sockets with USB ports for modern connectivity
Exterior insulation at the back of the house

Pre-installed utility connections, including:

Water pipe from the main meter, ready for council works
Water, electricity, and drainage connections for the garage
Electric cable on the driveway, ready for EV charging installation

Offers Over
£315,000

- RENOVATED & EXTENDED FAMILY HOME
- NO FORWARD CHAIN
- TWO BATHROOMS, THREE BEDROOMS
- SOUGHT AFTER LOCATION
- OPEN PLAN FAMILY LIVING
- USABLE LOFT





LOCATION

Situated just off Longfellow Road, adjoining Macaulay Road, and also within close proximity of The University Hospital and popular local schooling, this convenient address in Wyken also provides easy access to the A46, M69 & M6.

Wyken has always been a popular residential location as well as being an attractive one for investment. Caludon Castle secondary school, Ravensdale, Richard Lee, Wyken Croft and St Gregorys Primary school are all within walking distance. Wyken also boasts a number of local parks, amenities and shopping areas with local shops as well as larger superstores within close proximity. For those enjoying the great outdoors, Coombe Abbey, Wyken Croft Nature Park, Caludon Castle Park and the the River Sowe are all their to enjoy.

IMPORTANT NOTE TO PURCHASERS

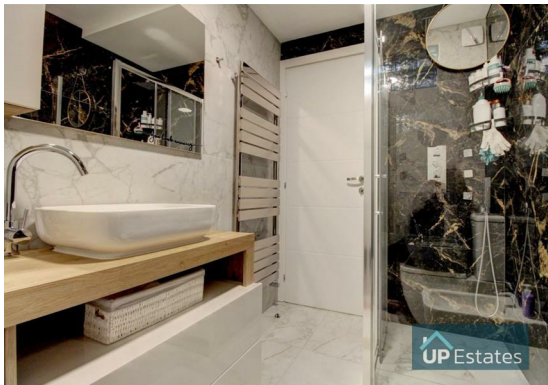
Intending purchasers will be asked to produce





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.





Macdonald Road, Coventry





Total Area: 114.9 m² ... 1236 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates