

**3 Bedroom House - Semi-Detached**  
**located on Linwood Drive, Coventry**  
**£260,000**

**UP Estates**





£260,000

- SEMI DETACHED
- THREE DOUBLE BEDROOMS
- FULLY RENNOVATED EXCEPT KITCHEN
- OPEN PLAN LIVING
- UNDERFLOOR HEATING DOWNSTAIRS
- CONSERVATORY
- DRIVEWAY
- MODERN SHOWER ROOM
- SEPERATE WC
- LOW MAINTENANCE GARDEN

\*\*\*FULLY RENOVATED (except kitchen) - THREE DOUBLE BEDROOMS - UNDERFLOOR HEATING - OPEN PLAN LIVING - MODERN SHOWER ROOM - WC - CONSERVATORY - DRIVEWAY - CLOSE TO LOCAL AMENITIES\*\*\*

Step into a beautifully transformed semi-detached home nestled in a sought-after location in Coventry, where meticulous renovation has created a stylish and comfortable living environment. The ground floor welcomes you with elegant marble-effect flooring, warmed by the luxurious touch of underfloor heating, flowing seamlessly through a thoughtfully designed open-plan living area. This sociable space is a perfect setting for both relaxation and entertaining. Extending effortlessly from the dining area is a delightful conservatory, a tranquil sanctuary that blurs the lines between indoor and outdoor living, offering a seamless connection to the garden.

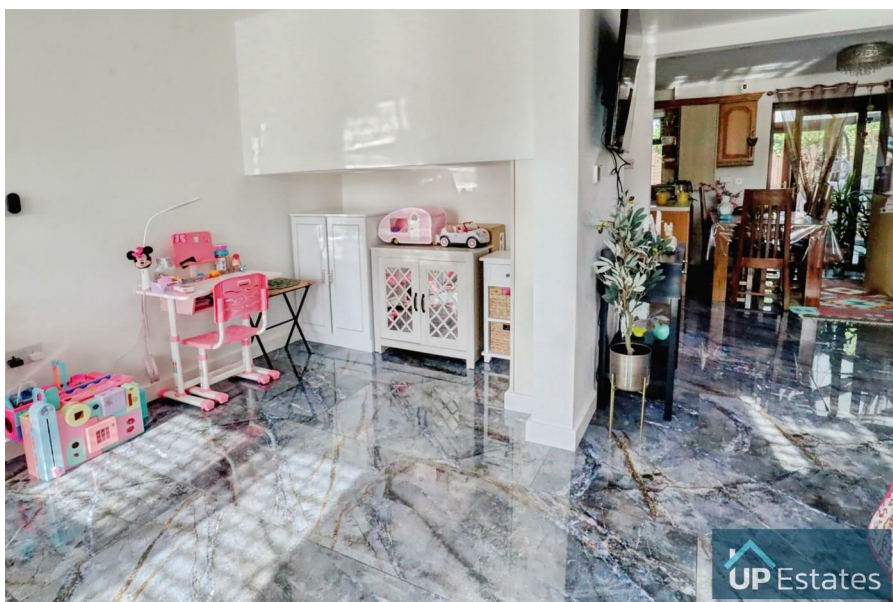
The upper floor of this exceptional property features three well-proportioned double bedrooms, each providing ample space and comfort for family or guests. A sleek and modern shower room offers a touch of contemporary luxury, designed with both style and practicality in mind. Adding to the convenience is a separate upstairs WC. Outside, the low-maintenance rear garden provides a private and easily managed space, ideal for enjoying outdoor moments without the burden of extensive upkeep. A driveway ensures convenient off-road parking. Its prime location in Coventry offers the significant advantage of easy access to the M6 motorway and the University Hospital Coventry and Warwickshire, along with the convenience of nearby local amenities, making this a truly desirable and well-connected 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.









Linwood Drive, Coventry





## CONTACT

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