



3 Bedroom House - Detached
located on Marjorie Way, Coventry
£375,000

UP Estates



£375,000

- MUCH IMPROVED DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- ENSUITE & DRESSING AREA
- OWNED SOLAR PANELS
- INTEGRAL GARAGE
- UTILITY & DOWNSTAIRS WC
- LANDSCAPED PRIVATE GARDEN
- VIEWING IS ESSENTIAL!

*** IMMACULATE, DETACHED, THREE BEDROOM HOME - OPEN PLAN KITCHEN DINER - UTILITY ROOM - DOWNSTAIRS WC - INTEGRAL GARAGE - OFF ROAD PARKING - LOW MAINTENANCE LANDSCAPED - OWNED SOLAR PANELS WITH FEED-IN TARIFF (Circa £250-£300 payback per annum) ***

Welcome to this immaculately presented three-bedroom detached family home, ideally nestled in a quiet cul-de-sac on Coventry's highly desirable Copsewood Estate. This modern property offers an exceptional blend of comfort, style, and energy efficiency, perfect for contemporary family living. The home owner benefits from a feed-in-tariff with payback of circa £250-£300 per annum!

Step inside to discover a spacious living room, providing an inviting area for relaxation and entertaining. The heart of the home is the modern kitchen/diner, thoughtfully designed and offering ample space for family meals and social gatherings. A separate utility room provides added convenience, while a downstairs WC is a practical addition. The integral garage, accessible from within, offers secure parking and additional storage. Enhancing the property's appeal, new carpets have been recently fitted throughout, and an alarm system provides peace of mind. For the environmentally conscious, the inclusion of solar panels not only reduces energy bills but also contributes to a lower carbon footprint, adding significant long-term value.

Outside, the property boasts a low-maintenance garden, providing a pleasant outdoor space without demanding upkeep. Beyond the garden, a driveway offers convenient off-road parking. Its prime location on the Copsewood Estate ensures you're just moments away from local amenities, making everyday life effortlessly convenient. With its modern features, energy-saving additions, and quiet setting, this home is a must-see.

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.

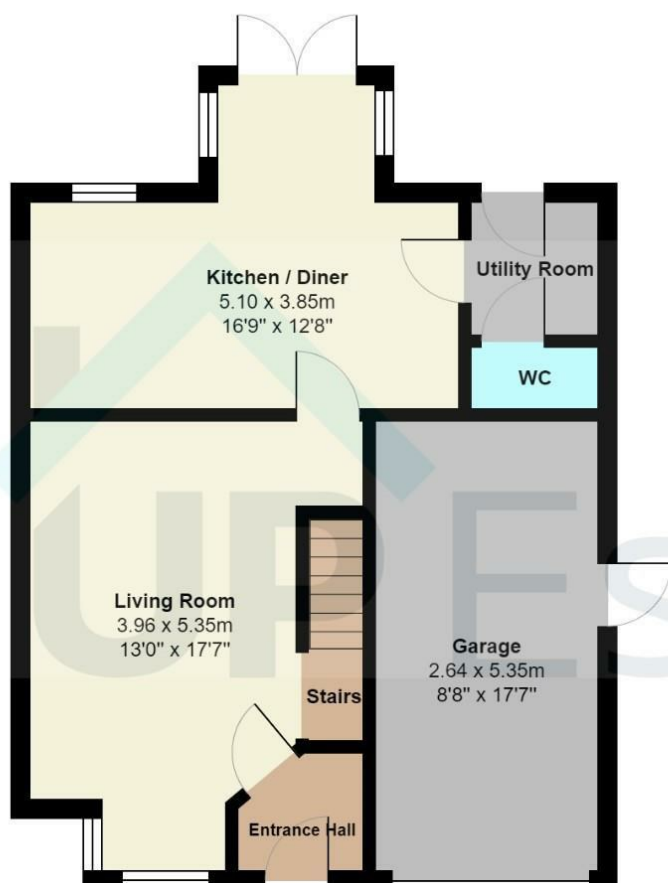
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Marjorie Way, Coventry





Total Area: 98.2 m² ... 1057 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