



**2 Bedroom House - Semi-Detached**  
**located on Bardley Drive, Coventry**  
**£230,000**

**UP Estates**





**\*\* EXTENDED, IMMACULATELY PRESENTED SEMI-DETACHED HOME - WC & FAMILY BATHROOM - TWO CAR DRIVEWAY - BEAUTIFUL SOUTH FACING GARDEN WITH WALLED BOUNDARY - COZY LIVING ROOM - BRIGHT CONSERVATORY - CLOSE TO LOCAL AMENITIES \*\***

Tucked away in a peaceful residential setting, this charming two-bedroom semi-detached home offers the perfect blend of comfort, practicality, and location. Ideally positioned close to Coventry city centre, yet far enough to enjoy a sense of calm and community, this property is ideal for first-time buyers, small families, or professionals seeking a well-connected lifestyle without the hustle and bustle.

The home features a welcoming layout, including a cozy living room, a modern kitchen, and a convenient downstairs WC. At the rear, a bright conservatory floods the space with natural light and provides the perfect spot to relax or entertain year-round. Upstairs, you'll find two well-proportioned bedrooms and a stylish family bathroom finished to a high standard.

Outside, the beautiful south-facing garden offers a private haven, ideal for summer evenings, gardening, or simply soaking up the sun. The property also benefits from two allocated parking spaces and is located just a short stroll from local amenities, with a day nursery just down the road - perfect for young families.

With excellent transport links and easy access to Coventry city centre, this home offers the best of both worlds: city convenience in a quiet, family-friendly location.

## 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

**£230,000**

- SEMI DETACHED
- TWO BEDROOMS
- CONSERVATORY
- MODERN BATHROOM
- DOWNSTAIRS WC
- COZY LIVING ROOM
- TWO PARKING SPACES
- BEAUTIFUL REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS





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.







Bardley Drive, Coventry







Total Area: 69.3 m<sup>2</sup> ... 745 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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