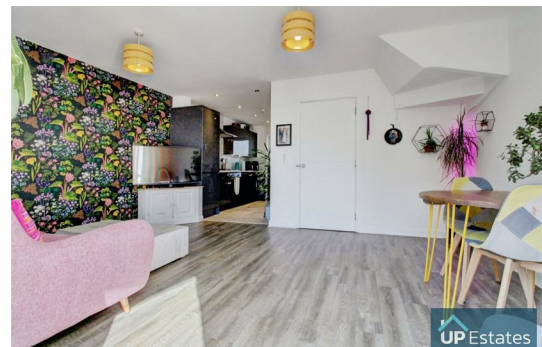
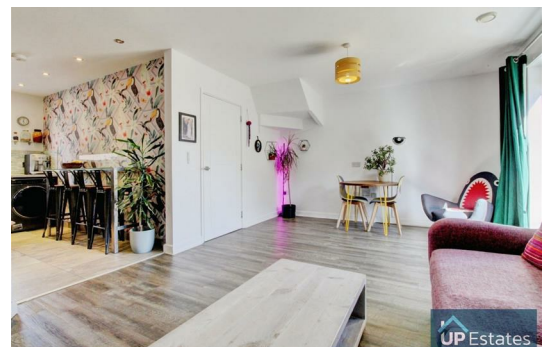
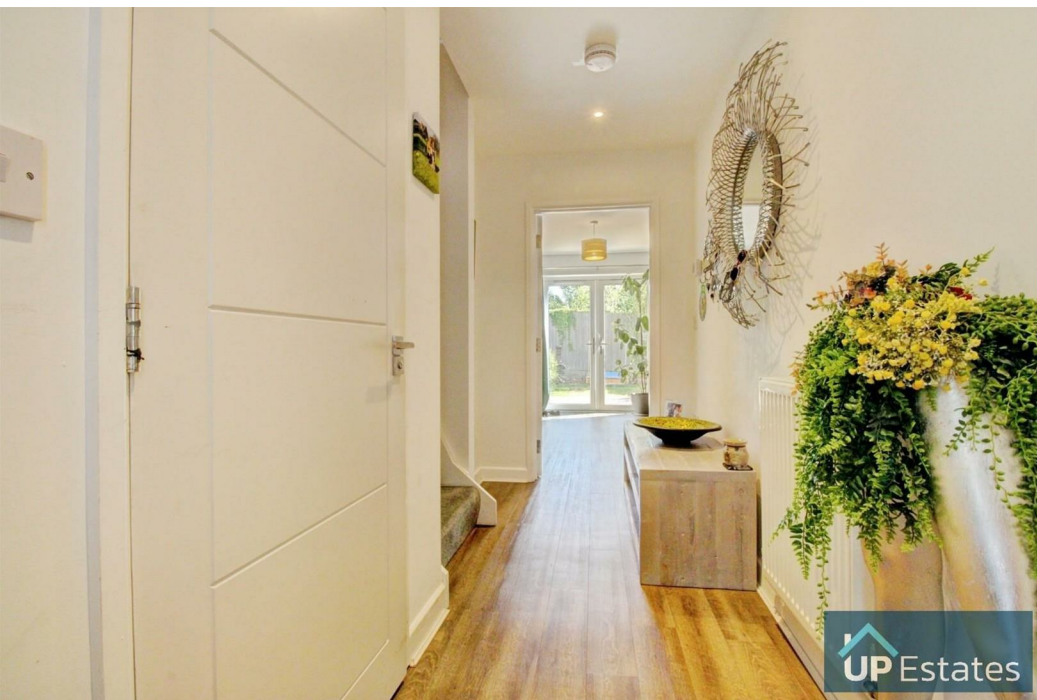




3 Bedroom House - Semi-Detached
located on Coombe Street,
Coventry
£270,000

UP Estates



£270,000

****Beautifully Presented Contemporary Home with Three Double Bedrooms & Private Garden****

Welcome to this immaculately presented three double bedroom property, thoughtfully designed to deliver modern, energy-efficient living across three well-planned floors.

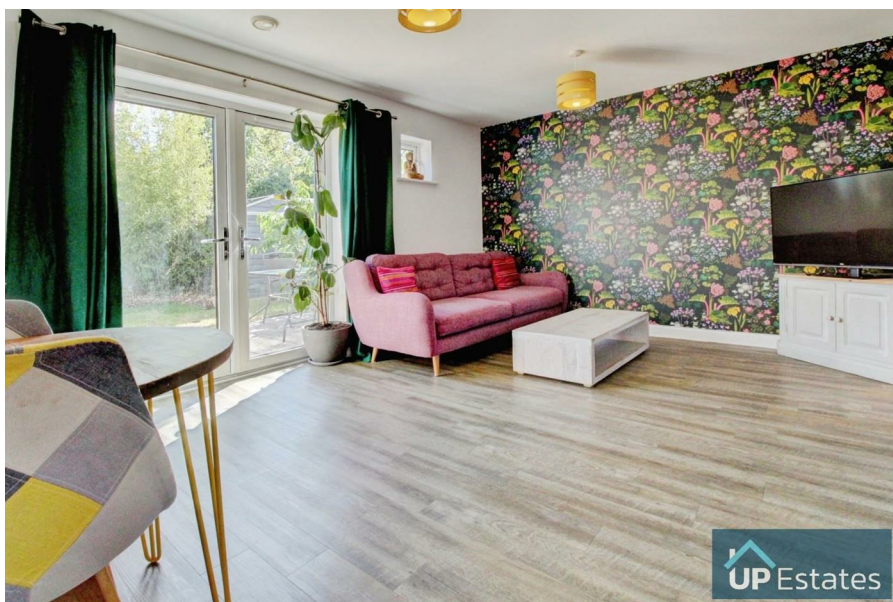
The ground floor features a welcoming entrance hall with a convenient WC, leading into a bright, open-plan lounge and dining area — ideal for both relaxing and entertaining. The contemporary kitchen and breakfast space flow naturally from this area, creating a highly practical layout that suits everyday living. Large triple-glazed windows and doors open to a south-facing private garden, flooding the space with natural light and offering a low-maintenance outdoor retreat for year-round enjoyment.

On the first floor, you'll find two generous double bedrooms and a modern family bathroom, all finished to a high standard. The top floor provides a versatile study area — perfect for home working — along with a further large double bedroom featuring an ensuite shower room.

Finished in a sleek, contemporary style and maintained to an exceptional standard, this home combines comfort, sustainability, and smart design.

Key Features

- Three spacious double bedrooms
- Two modern bathrooms (including a stylish ensuite) plus a convenient downstairs WC.
- New flooring throughout: luxury vinyl tile (LVT) on the ground floor, new laminate upstairs, and plush new carpet on the stairs
- Triple-glazed windows and doors for superior sound and thermal insulation
- High-performance insulation and mechanical ventilation with heat recovery (MVHR) system for fresh, filtered air and energy efficiency.
- Solar photovoltaic panels with Feed-in Tariff, generating approximately £500 per year
- Solar thermal panel providing efficient hot water heating
- Fully network-cabled,
- South-facing private garden, perfect for relaxing or entertaining
- Two private, designated parking spaces.





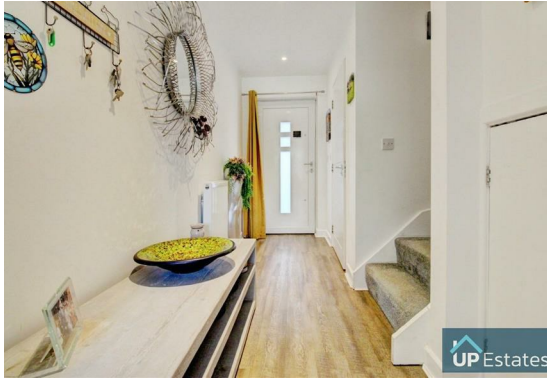
Perfectly Positioned

Nestled in a quiet residential spot, the property is conveniently located close to prominent institutions such as Coventry University, University Hospital Coventry & Warwickshire, JLR and major road links (A45, A46, M1, M6 & M69). An abundance of amenities, including retail outlets, supermarkets, cash points, petrol station, bus routes, fitness centres, a golf course, and esteemed schools, coupled with proximity to the city centre, further enhance the desirability of this location

An Ideal Home for the Modern Buyer

Whether you're professional(s) looking for modern comforts with excellent connectivity, or an eco-conscious buyer eager to reduce your carbon footprint, this property ticks all the boxes. Viewings highly recommended. Don't miss out on this rare opportunity to own a thoughtfully designed, energy-efficient home in a prime location.





GOOD TO KNOW:

Tenure: Freehold

Construction: Timber Frame

Vendors Position: Looking for a property to buy

Parking Arrangements: Two dedicated parking spaces in a private car park

Council Tax Band: C

EPC Rating: A

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.



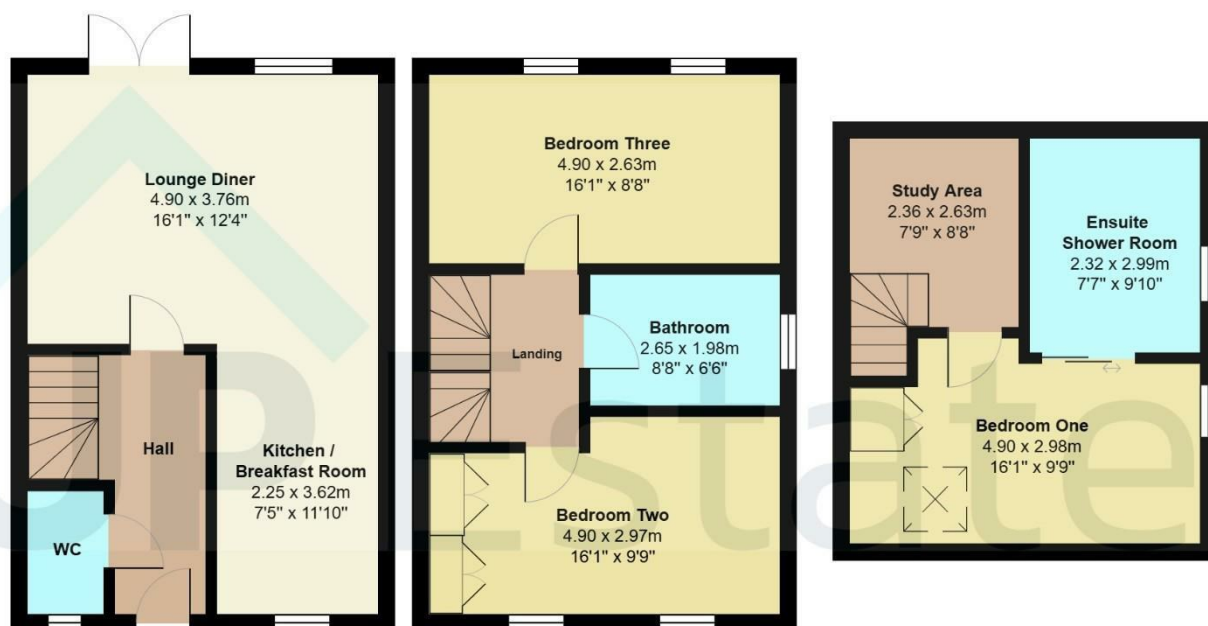


UP Estates

Coombe Street, Coventry



UP Estates



Total Area: 101.5 m² ... 1093 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