



**3 Bedroom House - Semi-Detached**  
**located on London Road, Coventry**  
**£205,000**

**UP Estates**



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**£205,000**

- EXTENDED SEMI DETACHED
- NO UPWARD CHAIN
- TWO SPACIOUS RECEPTION ROOMS
- TWO DOUBLE BEDROOMS AND ONE SINGLE
- FAMILY BATHROOMS
- PERFECT FOR INVESTORS
- CLOSE TO LOCAL AMENITIES

DATE OF NOTICE: 30/09/2025

118 London Road, Coventry, CV3 4BW

We advise that an offer has been made for the above property in the sum of £196,000.00

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

\*\*\*EXTENDED SEMI DETACHED - THREE BEDROOMS - NO UPWARD CHAIN - GREAT LOCATION - GOOD SIZED REAR GARDEN - HUGE POTENTIAL\*\*\*

Positioned along the well-connected London Road, this extended three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to put their own stamp on a property with space, charm, and excellent potential.

The home offers a generous layout, including two well-sized reception rooms—ideal for both relaxing and entertaining—and a separate kitchen with scope for modernisation. Upstairs, you'll find two spacious double bedrooms, a third single room, and a family bathroom. While the property does require some updating, it provides a solid foundation to create a personalised and comfortable family home.

Outside, there's a good-sized rear garden, perfect for those who enjoy outdoor space, and a neat front garden offering additional kerb appeal.

Located within easy reach of Coventry city centre, University Hospital, and major routes including the A46, M69, and M6, this property is ideally placed for commuters. Nearby, you'll also find local shops, primary schools, green spaces, and Binley Industrial Estate, with Whitley Common Recreation Ground just a short drive away for leisure and recreation.

A great opportunity for buyers seeking space, location, and the chance to modernise to their own taste.





## 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.



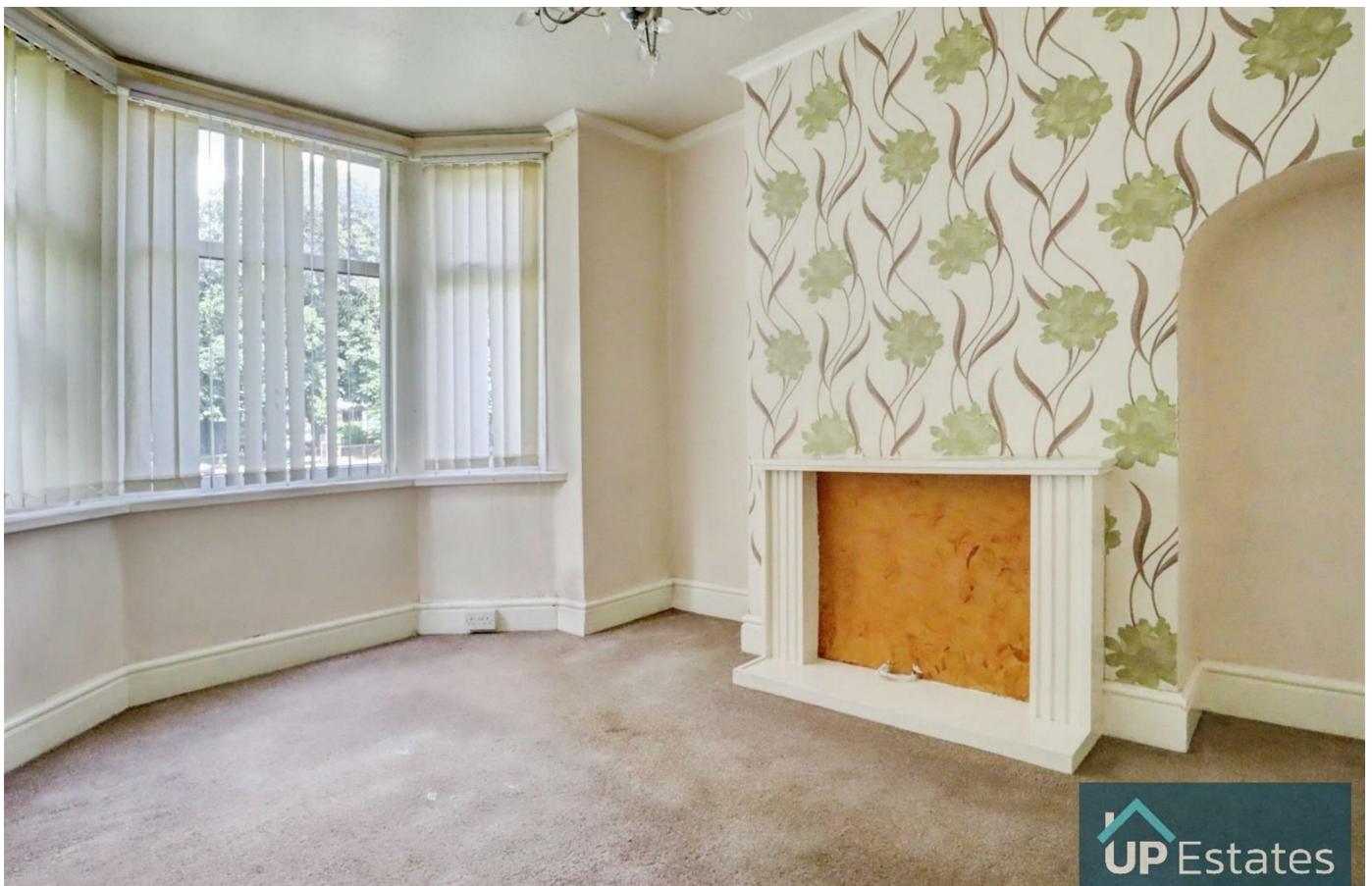
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

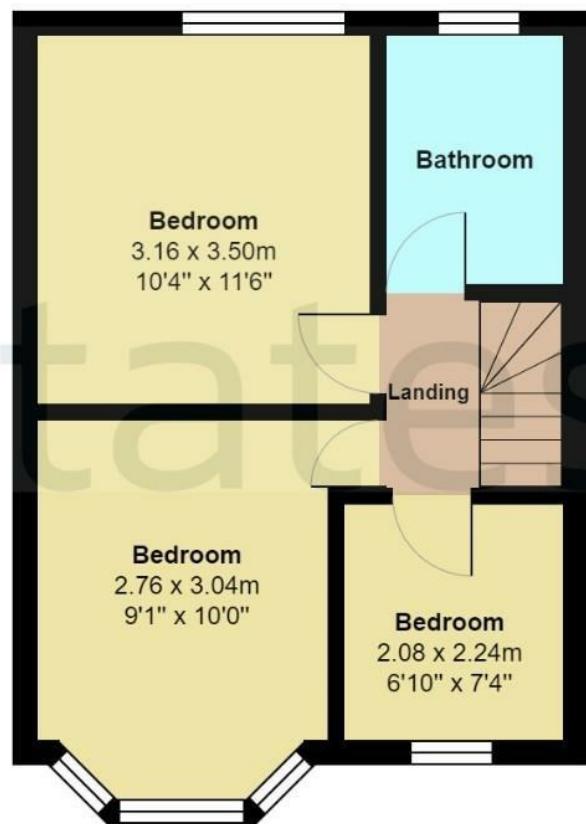
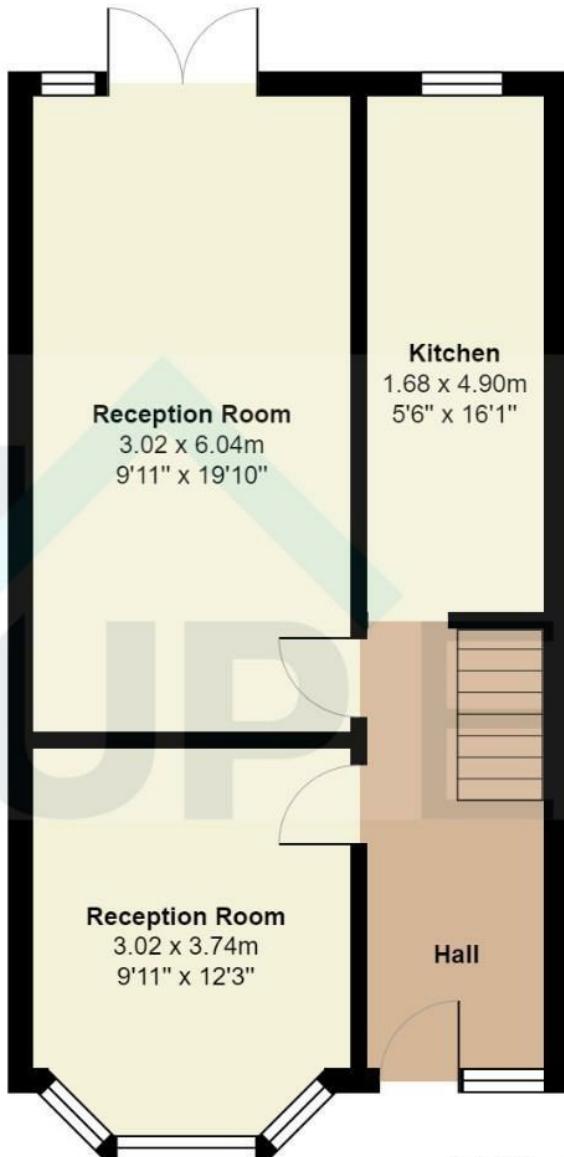
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





London Road, Coventry





Total Area: 80.6 m<sup>2</sup> ... 868 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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