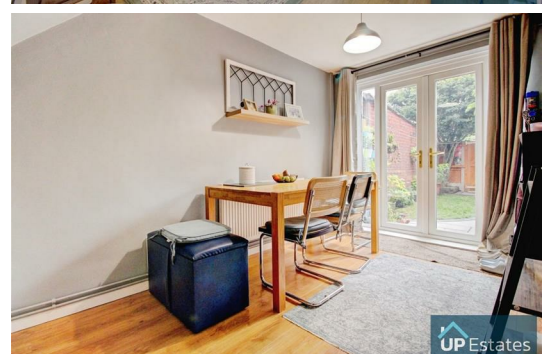
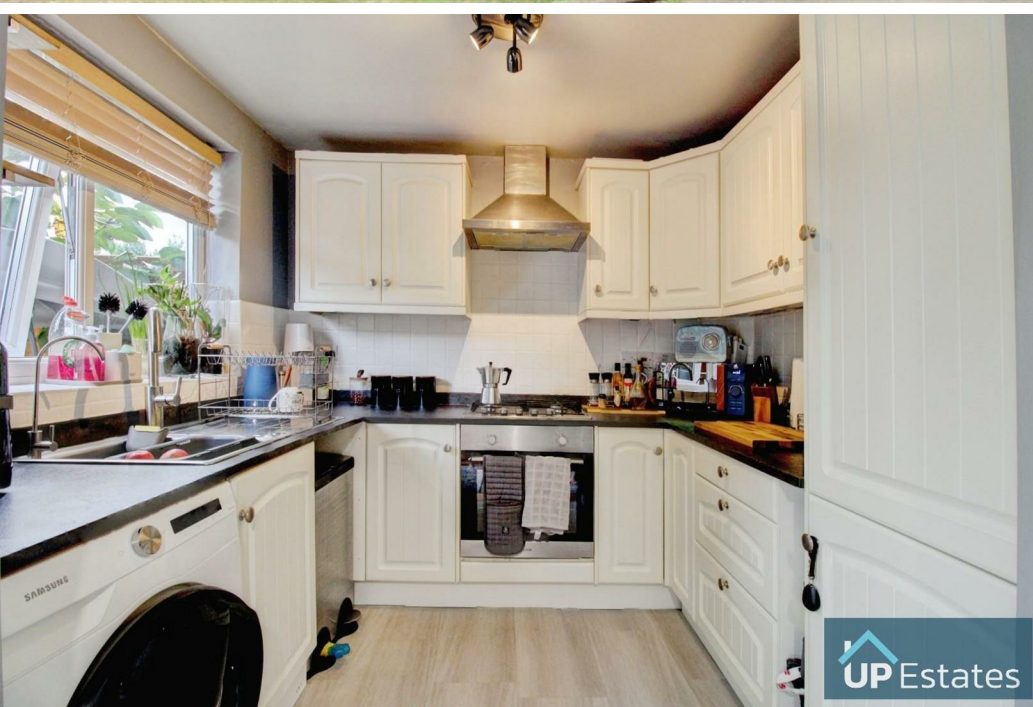




**2 Bedroom House - Terraced**  
**located on Handley Close, Coventry**  
**Offers Over £210,000**

**UP Estates**



## Offers Over £210,000

- BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME
- PRIVATE SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION, TUCKED AWAY IN QUIET CUL DE SAC
- USABLE LOFT SPACE WITH SKYLIGHTS
- SUMMER HOUSE/WORKSHOP
- COUNCIL TAX BAND B
- EPC RATED C
- CALL NOW TO VIEW!

**\*\* BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME - SOUTH FACING GARDEN - USABLE LOFT - SUMMERHOUSE/WORKSHOP - POPULAR LOCATION \*\*** Tucked away in a peaceful cul-de-sac, this beautifully presented home offers a perfect blend of modern living and practical features. With green space to the front aspect and a private outlook, the property provides a sense of tranquillity while still being close to local amenities.

Upon entering, you are welcomed into a spacious open-plan lounge and dining area, seamlessly flowing through to a well-appointed kitchen. The kitchen is fitted with a new worktop, integrated gas hob, extractor fan, oven, sink, fridge-freezer, and the added bonus of a filtered drinking water tap.

Upstairs, the property boasts two generously sized double bedrooms and a stylish, modern shower room. Additional touches throughout include chrome light switches downstairs and brass fittings upstairs, adding a refined finish to the interior.

The home's thoughtful design extends beyond the main living spaces. The loft has been fully insulated, boarded, and equipped with power sockets, lighting, WiFi extension, and even two windows—ideal for storage or potential use as a hobby area. A pull-down ladder provides easy access.

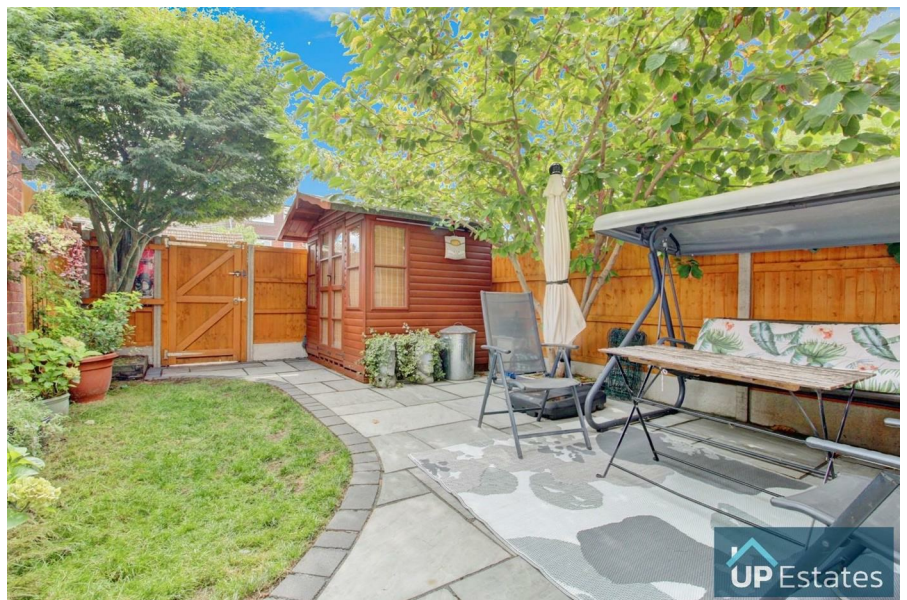
Externally, the property enjoys a private outlook with green space to the front and a beautifully landscaped, south-facing garden to the rear, complete with an external water tap, rear gate access, and a charming, versatile summer house with solar lighting, also used as a workshop with built-in workbench and fixtures. The garden has been carefully designed to create a low-maintenance yet welcoming outdoor retreat.

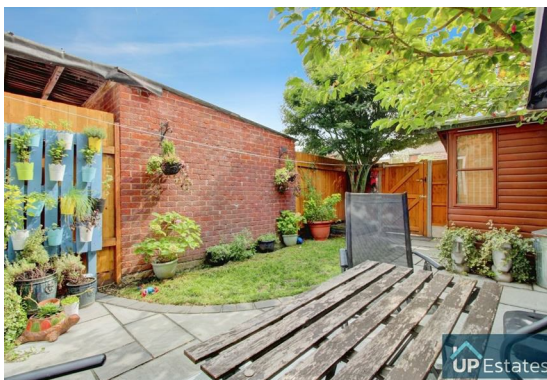
### IMPORTANT NOTE TO PURCHASERS

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

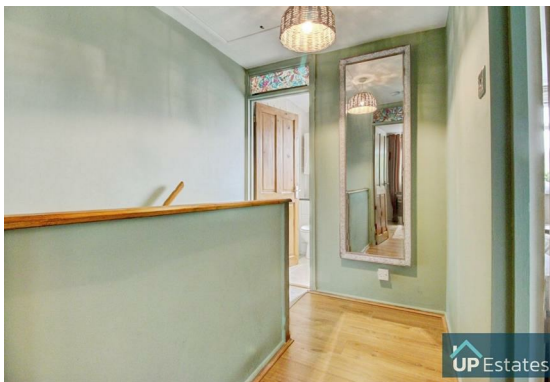




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

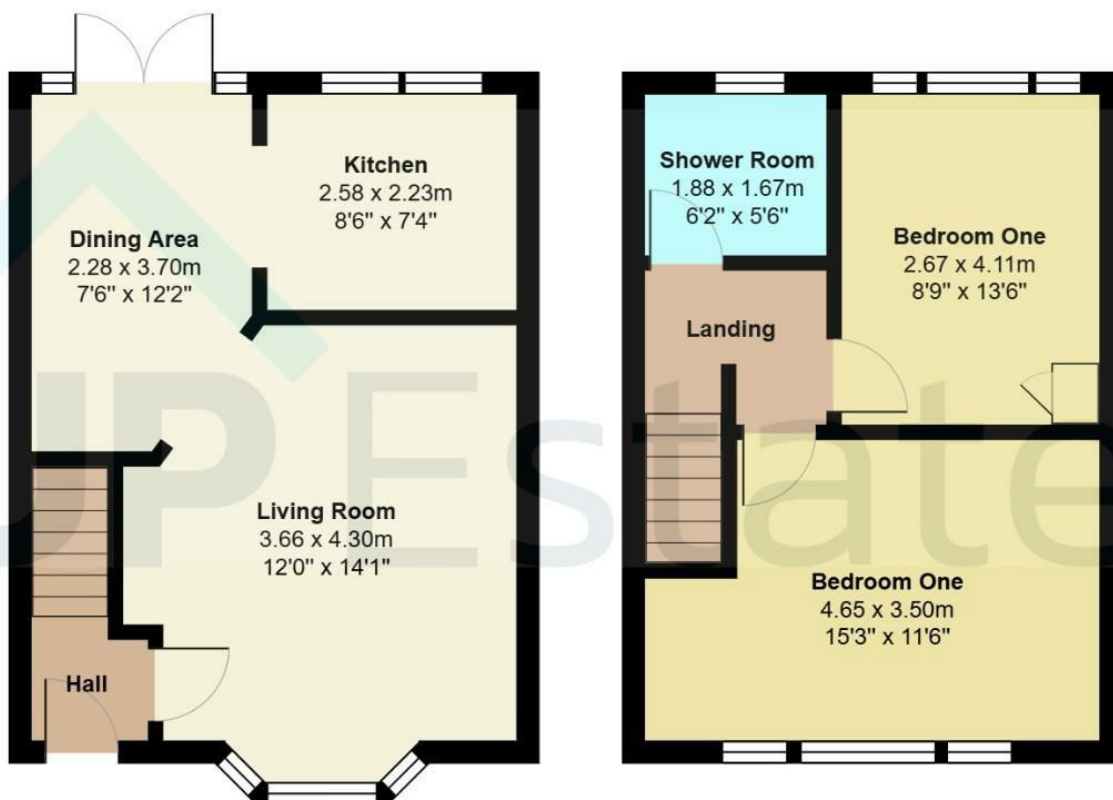
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Handley Close, Ryton On Dunsmore, Coventry





Total Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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