



3 Bedroom House - Semi-Detached
located on Mayflower Drive,
Coventry
Offers Over £254,750

 **UP Estates**



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**Offers Over
£254,750**

- THREE DOUBLE BEDROOMS
- ENTRANCE PORCH & DOWNSTAIRS WC
- OPEN-PLAN LOUNGE/DINER WITH FEATURE LIGHTING
- MODERN FITTED KITCHEN WITH AMPLE STORAGE
- FAMILY BATHROOM
- GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES

MODERN THREE-BED SEMI-DETACHED | POPULAR WYKEN LOCATION | GARAGE & DRIVEWAY | SPACIOUS & STYLISH THROUGHOUT

Situated just off Hipswell Highway in the ever-popular area of Wyken, this beautifully presented three-bedroom semi-detached home is perfect for families or first-time buyers seeking style, space, and practicality.

Inside, the property opens with a welcoming entrance porch and a convenient downstairs WC. The heart of the home is the impressive open-plan living and dining space, enhanced by contemporary colour-changing inset ceiling lights, creating a modern and versatile setting for both everyday living and entertaining. The modern fitted kitchen with granite worktops offers plenty of workspace and storage, with direct access to the garden. Downstairs has solid oak wood flooring throughout.

Upstairs, you'll find three generously proportioned double bedrooms, ideal for family living or home office needs, alongside a well-appointed family bathroom.

Externally, the property boasts a neat front approach with driveway parking for two vehicles and access to the garage. To the rear, the low-maintenance garden provides a private outdoor retreat, perfect for relaxing or summer gatherings.





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.

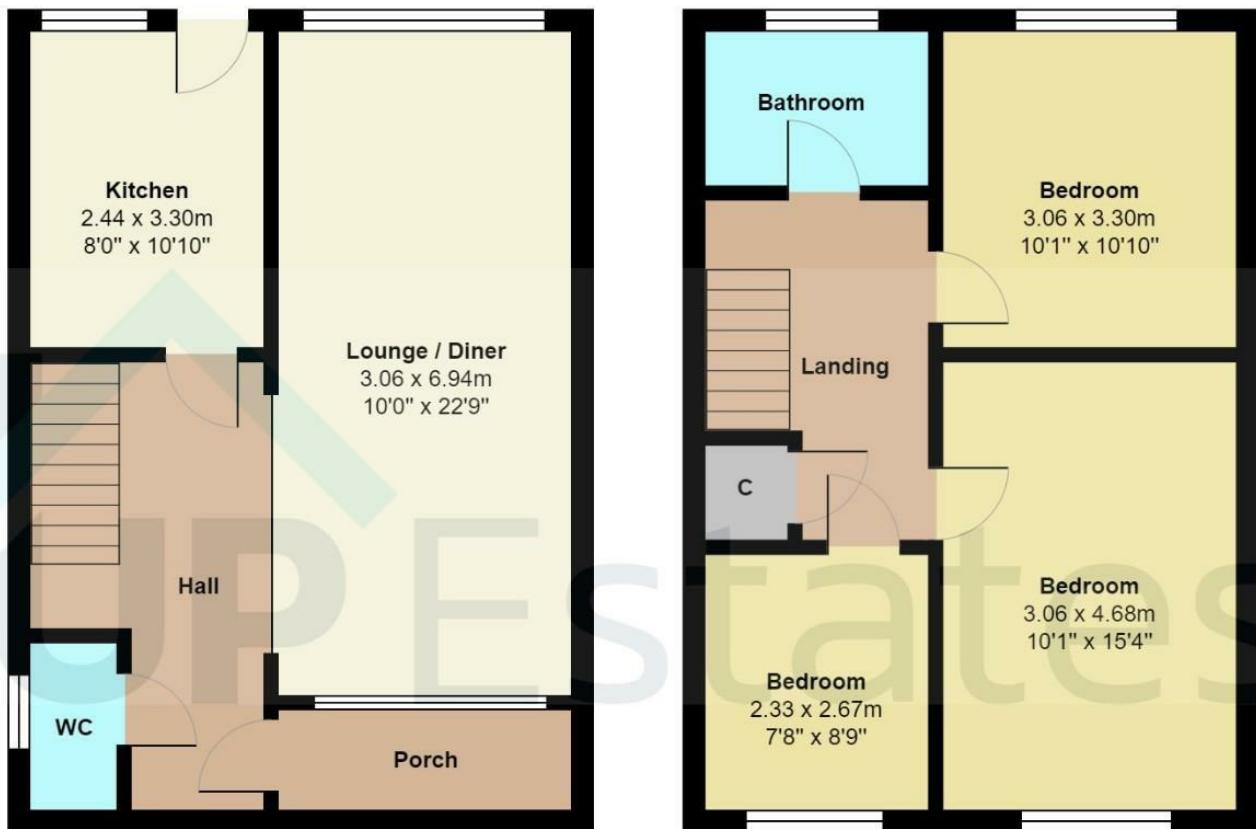
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Mayflower Drive, Coventry





Total Area: 91.3 m² ... 983 ft²

All measurements are approximate and for display purposes only

CONTACT

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