

**2 Bedroom House - Semi-Detached**  
**located on Clare Mcmanus Way,**  
**Coventry**  
**£220,000**

**UP Estates**





**\*\* NO FORWARD CHAIN - IMMACULATELY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME - SPACIOUS PRIVATE GARDEN WITH SHED/PERGOLA/SWING - WC & MODERN FAMILY BATHROOM \*\*** This beautifully presented semi-detached property is an absolute must-see! Step inside to find a welcoming kitchen breakfast room, convenient ground floor W/C, handy storage cupboard, and a spacious lounge that opens onto a private rear garden — complete with paved patio, charming pergola, swing, and storage shed — ideal for relaxing or entertaining.

Upstairs features two generous double bedrooms and a modern family bathroom, offering comfort and style throughout.

Outside, the property benefits from a double driveway, providing ample off-road parking.

With no forward chain, this wonderful home is ready and waiting for its new owners. Early viewing is highly recommended!

## LOCATION

Found in a modern development on the north side of Coventry, conveniently close to the Coventry Arena and Hospital. The University Hospital is approximately 8 minutes away by car and the Coventry Arena and shopping park is also 8 minutes (source: Google Maps). Well regarded nearby schools include Cardinal Wiseman and Grace Academy, amenities include Wyken Pool nature reserve and Longford Park. Coventry city centre, the M6, A444 and connecting commuter routes are all easily accessible

## 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.

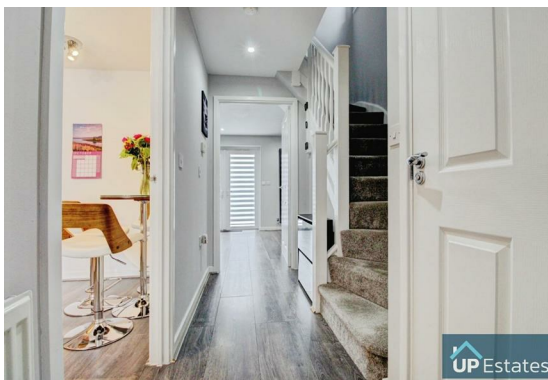
**£220,000**

- NO FORWARD CHAIN
- IMMACULATELY PRESENTED SEMI-DETACHED HOME
- SPACIOUS GARDEN WITH SEATING AREA & PERGOLA
- TWO CAR PARKING SPACES
- POPULAR DEVELOPMENT SURROUNDED BY AMENITIES
- KITCHEN/BREAKFAST ROOM
- MODERN FAMILY BATHROOM & WC
- CALL NOW TO SECURE A VIEWING!



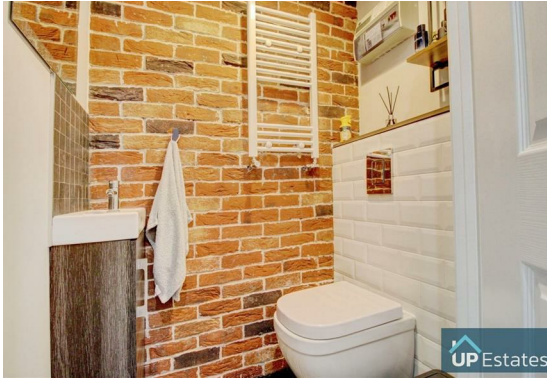


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.



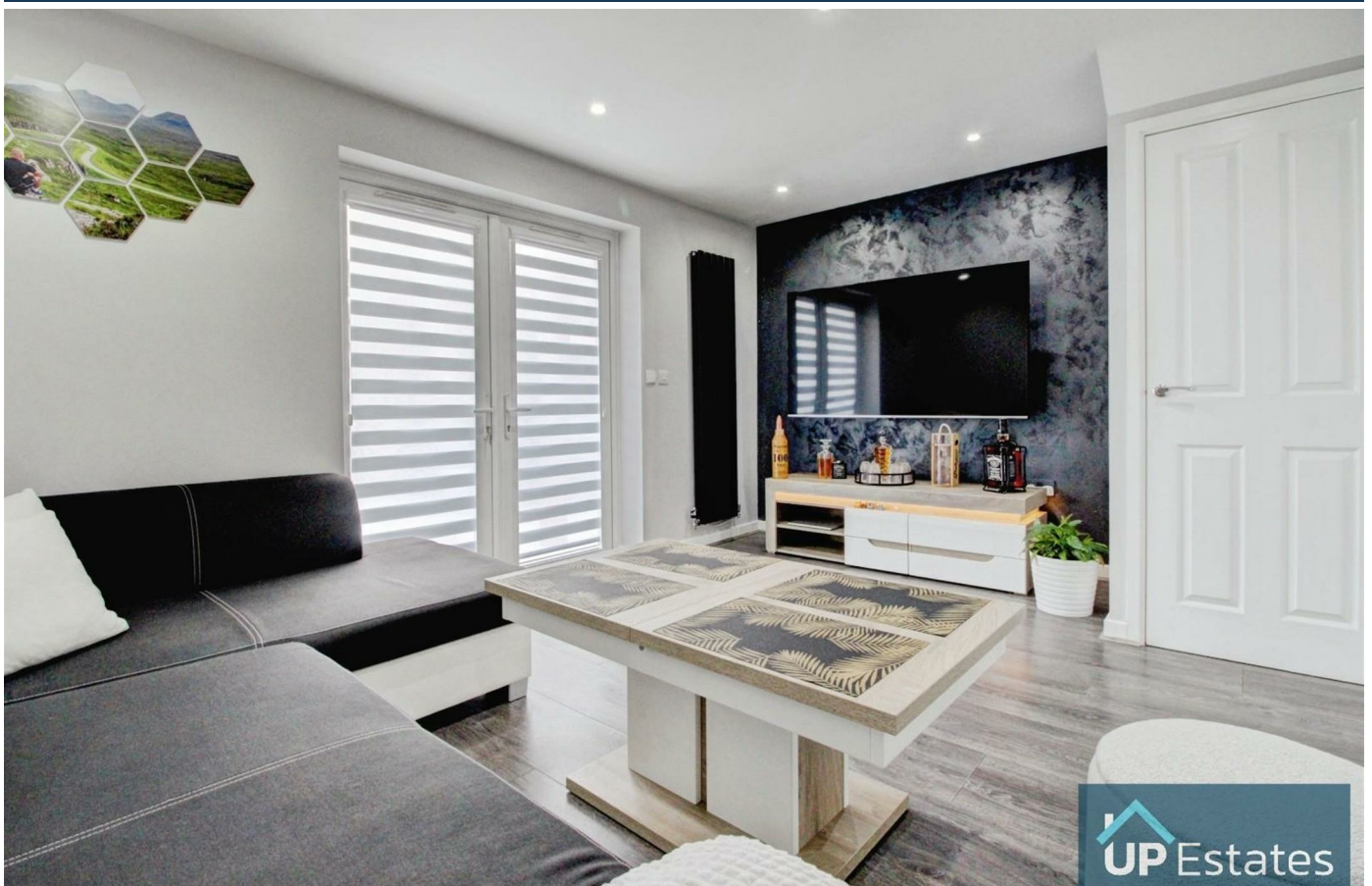
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

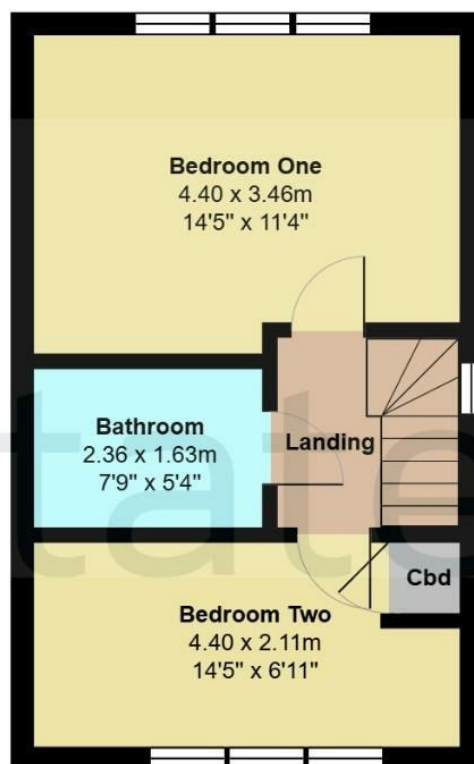
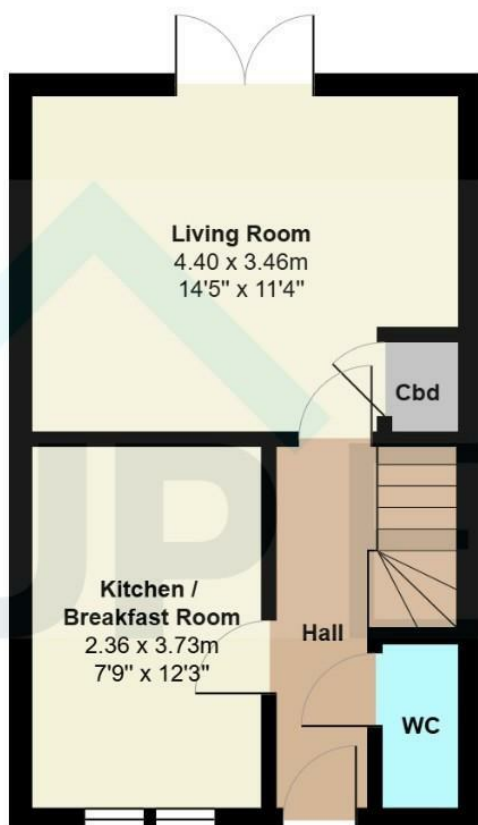






Clare Mcmanus Way, Coventry





Total Area: 64.6 m<sup>2</sup> ... 696 ft<sup>2</sup>

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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

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