

**3 Bedroom House - Semi-Detached**  
**located on Bracadale Close,**  
**Coventry**  
**Offers Over £280,000**

**UP Estates**





**\*\* BEAUTIFULLY PRESENTED, DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME - POPULAR LOCATION WITHIN CUL DE SAC - SOUTH FACING GARDEN - GARAGE & DRIVEWAY \*\*** Discover this beautifully presented three-bedroom semi-detached home tucked away in Bracadale Close, Coventry, perfectly positioned in a highly sought-after residential area. Ideal for families, first-time buyers, or professionals, this property combines modern comfort, versatile living spaces, and a prime location close to excellent amenities.

#### Prime Location:

Set within walking distance of Clifford Bridge Primary School and local shops, this home offers convenience and connectivity. University Hospital Coventry is nearby, and excellent transport links make commuting easy. Enjoy the perfect balance of suburban tranquillity and city access.

#### Stylish & Comfortable Living:

##### Ground Floor:

Inviting entrance hall with modern door and opaque glass, leading to a bright, dual-aspect lounge/dining room—ideal for entertaining or relaxing with family.

Kitchen with ample storage and workspace, thoughtfully designed for daily living.

Conservatory overlooking the garden, creating a light-filled space for relaxation.

## 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

## Offers Over £280,000

- BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- OPEN PLAN LOUNGE/DINER AND CONSERVATORY
- THREE WELL PROPORTIONED BEDROOMS
- SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- GARAGE & DRIVEWAY



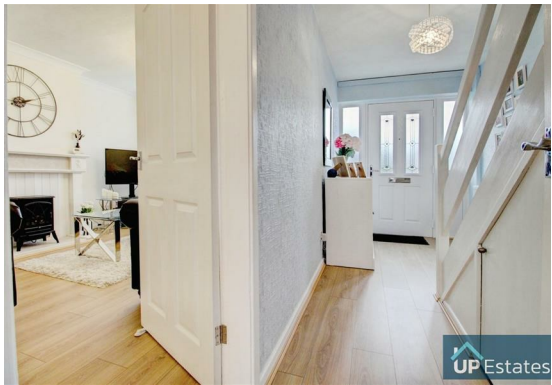


vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.







Bracadale Close, Coventry







Total Area: 99.5 m<sup>2</sup> ... 1071 ft<sup>2</sup> (excluding garage with power/light)

All measurements are approximate and for display purposes only

## CONTACT

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