



3 Bedroom House - Semi-Detached
located on Blandford Drive,
Coventry
Offers Over £255,000





3



1



2



0

Offers Over
£255,000

- NO UPWARD CHAIN
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM WITH PLENTY OF NATURAL LIGHT
- BRIGHT CONSERVATORY OVERLOOKING THE REAR GARDEN
- CONVENIENT DOWNSTAIRS WC
- FRONT LAWN AND PRIVATE REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY FOR OFF ROAD PARKING
- WALKING DISTANCE TO SUPERMARKET AND UNIVERSITY HOSPITAL COVENTRY
- EXCELLENT TRANSPORT LINKS TO COVENTRY CITY CENTRE AND SURROUNDING AREAS
- PERFECT FOR FAMILIES, PROFESSIONALS AND NHS EMPLOYEES

Welcome to this well-presented three-bedroom semi-detached home, ideally located in a sought-after area of Coventry. Perfect for families, professionals, or NHS employees, this property combines comfortable living with everyday convenience.

The bright and fitted kitchen offers ample storage and workspace leading to a spacious and inviting living room, ideal for entertaining or relaxing with family. To the back of the property you'll find a bright conservatory, the perfect spot to unwind and enjoy views of the rear garden on sunny days. Upstairs, you'll find three well-proportioned bedrooms, all benefiting from built-in storage, ensuring plenty of space for the whole family. The family bathroom includes both bath and shower facilities, catering to all preferences, while a downstairs WC adds a touch of practicality and convenience.

Outside, the home offers a front lawn and a private south facing rear garden, providing an ideal space for outdoor relaxation or entertaining. To the rear, you'll find a single garage and driveway, offering secure storage and convenient off-road parking. An extra bonus to this property is the roof has been recently maintained in the last couple of years. The property is perfectly situated within walking distance of Tesco Supermarket and University Hospital Coventry, making it an excellent choice for healthcare professionals. With easy access to major road networks, residents can also enjoy quick connections to Coventry City Centre and surrounding areas.





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.





Blandford Drive, Coventry





CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk

T: 024 7771 0780