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**2 Bedroom House - Semi-Detached**  
**located on Lawley Close, Coventry**  
**£260,000**

 **UP Estates**



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£260,000

- DECEPTIVELY SPACIOUS, EXTENDED DORMER BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- TUCKED AWAY IN A PEACEFUL CUL DE SAC
- EPC RATED C
- WC & FAMILY BATHROOM
- GARAGE EN BLOC

\*\* EXTENDED & DECEPTIVELY SPACIOUS SEMI-DETACHED DORMER BUNGALOW - IMMACULATELY PRESENTED THROUGHOUT - PRIVATE SOUTH FACING GARDEN WITH STORAGE SHED & EXTERNAL PLUGS - WC & FAMILY BATHROOM - LOG BURNER FITTED 2024 - VERSATILE, LARGE SUN ROOM \*\* Tucked away within the peaceful Lawley Close, this gem of a property has so much to offer!

Very briefly comprising of, fenced and pristine front lawn, side access to the south facing private garden with storage shed, porch, welcoming entrance hall, sizable lounge diner with log burner, extended sun room with self cleaning roof, convenient WC & kitchen with dual aspect windows to the ground floor. On the first floor there are two lovely bedrooms and the family bathroom.

Lawley Close is found in an almost hidden-away location immediately off Job's Lane. The road coming in backs onto a great private woodland area.

The local area benefits from both a Tesco and a Sainsburys which are an approximate 5 minute drive away. Within walking distance is Jardine Crescent shops and there are a number of bus routes which pass close to the property.

The area is ideally located for commuters being approximately a mile from Tile Hill Railway Station. From here, trains run to Birmingham International (for Airport), New Street (for City) and Coventry. Connecting trains continue on to London Euston.

Warwick University, Westwood Business Park and the A45 Birmingham/London Trunk Road are a few minutes away by car. Call now to view!





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## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended





as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

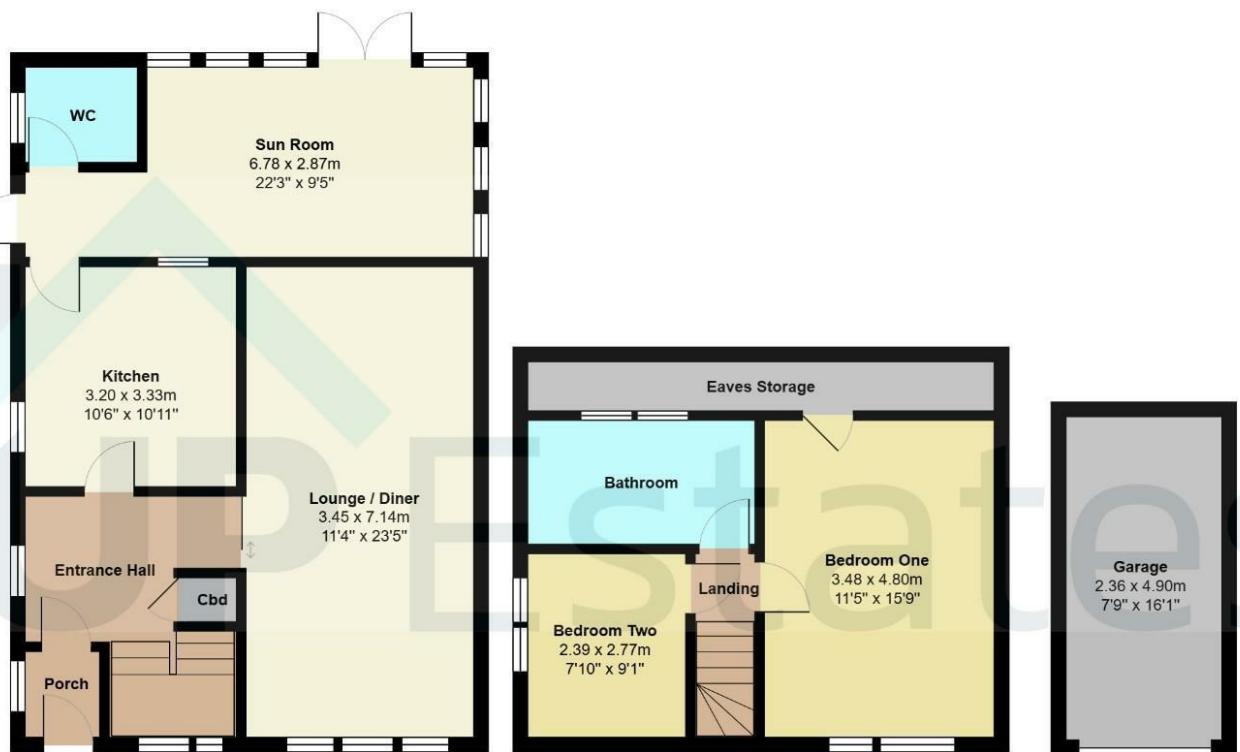
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Lawley Close, Coventry





Total Area: 109.6 m<sup>2</sup> ... 1179 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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