



**2 Bedroom House - End Terrace**  
**located on Wheate Croft, Coventry**  
**Offers Over £175,000**

 **UP Estates**



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## Offers Over £175,000

- NO UPWARD CHAIN
- TRUE TURN-KEY TWO-BEDROOM END-TERRACED HOME
- FULLY RENOVATED TO A HIGH STANDARD
- IDEAL FIRST-TIME BUYER PROPERTY
- SPACIOUS LIVING ROOM & KITCHEN/DINER
- TWO DOUBLE BEDROOMS WITH DRESSING AREA TO MAIN
- FULLY BOARDED & CARPETED LOFT SPACE
- INSULATED GARDEN ROOM WITH ELECTRICS

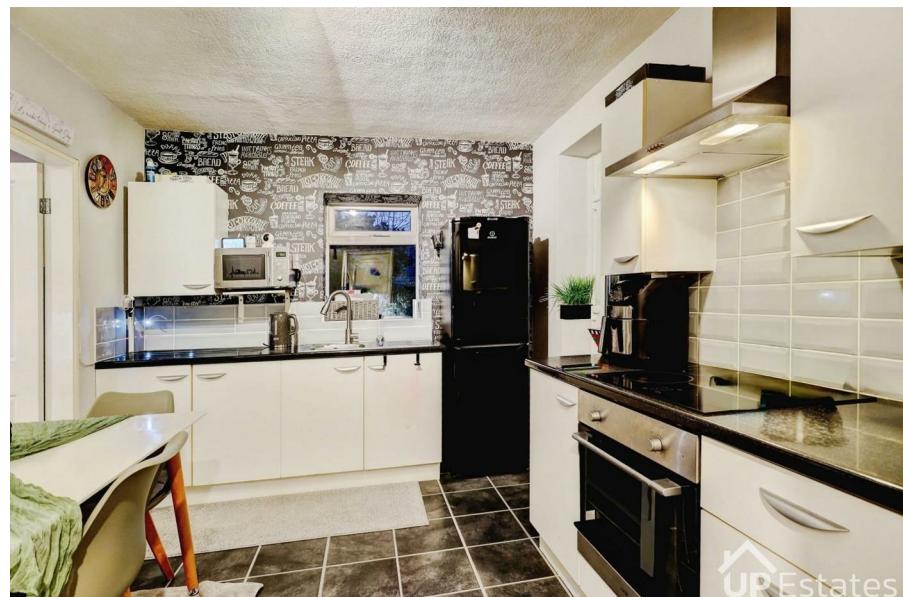
TURN-KEY TWO-BEDROOM END-TERRACED HOME | FULLY RENOVATED | NO UPWARD CHAIN | GARDEN ROOM & LOFT STORAGE

Situated just off Bushberry Avenue, this beautifully renovated two-bedroom end-terraced home presents a fantastic opportunity for first-time buyers seeking a true turn-key property. Offered with no upward chain, the home is ready to move straight into and benefits from excellent transport links towards Warwick University, Coventry city centre, and the Fletchamstead Highway, providing easy access towards Birmingham and the wider road network. Local amenities are also close at hand, adding to the property's everyday convenience.

The accommodation is thoughtfully arranged and finished to a high standard throughout. On the ground floor, there is a spacious and welcoming living room, while the porch is currently used as useful storage. The well-appointed kitchen/diner offers plenty of cupboard space and leads through to an inner hallway with multiple storage areas and a downstairs WC. Just off the kitchen is a separate utility room with direct access to the rear garden.

Upstairs, there are two generous double bedrooms, with the second bedroom benefiting from built-in storage and the main bedroom enjoying its own dressing area. The loft space has been fully boarded, carpeted, and fitted with skylights and eaves storage, offering excellent additional space.

Externally, the property features a large rear garden, complemented by a stunning fully insulated versatile garden room with a range of uses. To the front, the property overlooks a pleasant public green, enhancing the sense of space and outlook.





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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



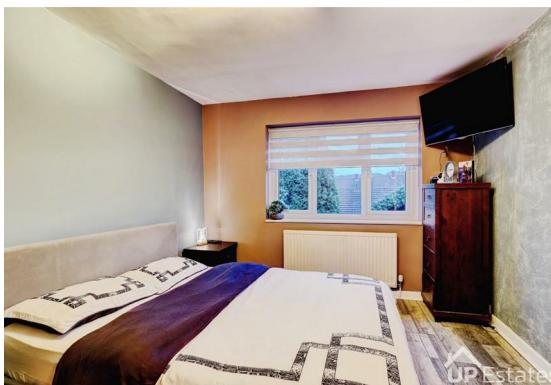


as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



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.





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## Wheate Croft, Coventry



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