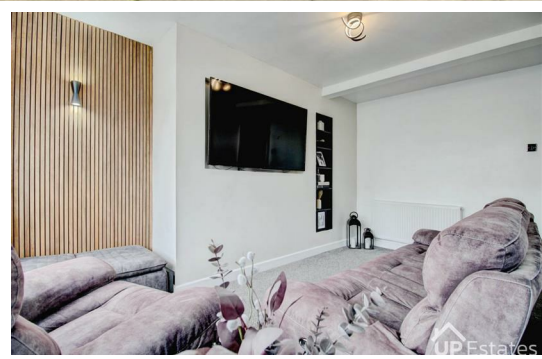




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3 Bedroom House - Terraced
located on Torcross Avenue,
Coventry
£250,000

 **UP Estates**



** EXTENDED DOUBLE BAY FRONTED FAMILY HOME - TWO VERSATILE RECEPTION ROOMS - WC & FAMILY BATHROOM - MUCH IMPROVED SINCE 2023 PURCHASE - NEW BOILER & RE-WIRED THROUGHOUT - KITCHEN/DINER - BEAUTIFULLY PRESENTED - SPACIOUS PRIVATE GARDEN - LARGE GARAGE ** A fantastic opportunity to acquire this beautifully presented and substantially improved three-bedroom family home, ideally situated on the ever-popular Torcross Avenue in Wyken.

Having undergone significant upgrades since its purchase in 2023, including a new boiler and complete electrical rewire, this attractive property offers stylish, move-in-ready accommodation ideal for modern family living.

The accommodation briefly comprises a welcoming entrance hall, a bright and comfortable living room, and an impressive extended kitchen/diner fitted with an integrated oven, hob and extractor hood. The kitchen provides space for dining, additional appliances and everyday family life, with convenient access to a ground floor WC.

Double doors lead through to a versatile second reception room, currently used unofficially as a bedroom but equally suited as a home office, playroom, snug or family room. Further doors open directly onto the generous rear garden, creating an excellent space for entertaining and indoor-outdoor living.

Outside, the private rear garden features an initial paved patio area leading to a well-maintained lawn, enclosed by fencing and offering access to a substantial garage. To the front, there is a walled garden with potential to be converted into off-road parking, subject to the necessary consents.

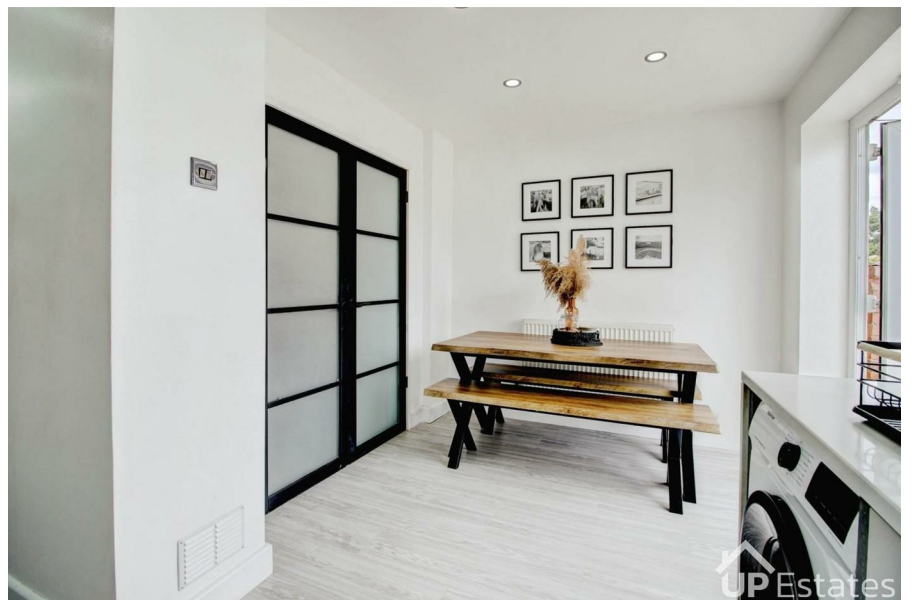
The first floor offers three well-proportioned bedrooms and a stylish contemporary family bathroom, all accessed from the central landing.

This exceptional home must be viewed to fully appreciate the quality of accommodation on offer. Early viewing is highly recommended.

Call today to arrange your viewing.

£250,000

- EXTENDED THREE BEDROOM FAMILY HOME
- TWO VERSATILE RECEPTION ROOMS
- KITCHEN/DINER
- WC & FAMILY BATHROOM
- SPACIOUS PRIVATE GARDEN
- LARGE GARAGE
- SOUGHT AFTER WYKEN LOCATION
- COUNCIL TAX BAND B





LOCATION

Served with an abundance of local amenities including close proximity to the Walsgrave University Hospital & M6 Motorway links an internal inspection is highly recommended to appreciate the accommodation and presentation this family dwelling has to offer. You can find Wyken Croft Nature Park within easy walking distance as well as options for dining in local pubs and restaurants around a 5 minute walk away. There are multiple primary schools and nursery also within walking distance.

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.





Torcross Avenue, Coventry





Total Area: 83.2 m² ... 895 ft² (excluding garage with power)

All measurements are approximate and for display purposes only

CONTACT

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