3 Bedroom House - Terraced

located on Burns Road, Coventry

£260,000

UP Estates

UP Estates

3

1

1

C

£260,000

- THREE BEDROOM MID-TERRACED HOME
- WELL MAINTAINED THROUGHOUT
- OVERLOOKING STOKE BOWLING GREEN
- OPEN PLAN LOUNGE DINER
- BOW WINDOWS TO FRONT BEDROOM & LOUNGE
- EXTENDED GALLEY-STYLE KITCHEN
- DOWNSTAIRS WC
- TWO DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- REAR GARAGE & GATED OFF-ROAD PARKING
- EASY ACCESS TO UHCW & EXCELLENT TRANSPORT LINKS

THREE BEDROOM MID-TERRACED HOME | WELL MAINTAINED THROUGHOUT | OPEN PLAN LOUNGE DINER | REAR GARAGE & PARKING | OVERLOOKING STOKE BOWLING GREEN

This well maintained three bedroom mid-terraced home is ideally situated close to a range of local amenities, with easy access to UHCW and excellent transport links providing convenient connections across Coventry and beyond. The property also enjoys a pleasant outlook to the rear, overlooking Stoke Bowling Green.

The accommodation begins with an entrance hall leading into a bright open-plan lounge diner. The front of the room features a bow window, while sliding doors to the rear provide a pleasant connection to the garden. To the rear is a long, extended galley-style kitchen offering a practical range of storage and preparation space, with a downstairs WC adding further convenience.

Upstairs, there are two good sized double bedrooms, with the front bedroom benefiting from a bow window and the rear bedroom featuring built-in wardrobes. There is also a well proportioned single bedroom and a family shower room.

Externally, the rear garden is well maintained and designed for relatively low maintenance, with a combination of lawn and patio providing space for relaxing and entertaining. The garden enjoys a pleasant outlook over Stoke Bowling Green and also gives access to the garage at the rear, with gated off-road parking beyond. To the front, there is a block-paved hardstanding frontage.

Offering practical accommodation, useful parking and an attractive open outlook to the rear, this well maintained home would make an excellent choice for a range of buyers.

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.

Burns Road, Coventry

Total Area: 94.0 m² ... 1012 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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

E: enquiries@upestates.co.uk
T: 024 7771 0780