







2 Bedroom House - Terraced

located on Benedict Square, Coventry

£145,000

UP Estates

UP Estates

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£145,000

- NO UPWARD CHAIN
- TWO BEDROOM TERRACE HOME IN A CONVENIENT COVENTRY LOCATION
- TWO SPACIOUS BEDROOMS WITH BUILT IN WARDROBES
- BRIGHT DUAL ASPECT LIVING ROOM SPANNING THE LENGTH OF THE HOME
- BATHROOM WITH A SEPARATE WC
- GOOD KITCHEN SPACE WITH EXCELLENT POTENTIAL TO DEVELOP
- REAR GARDEN WITH SCOPE FOR LANDSCAPING AND OUTDOOR ENTERTAINING
- CONVENIENT COVENTRY LOCATION WITH ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS
- EXCELLENT POTENTIAL TO MODERNISE AND MAKE IT YOUR OWN
- IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS

** NO UPWARD CHAIN - FANTASTIC OPPORTUNITY TO PURCHASE A TWO BEDROOM TERRACE HOME IN COVENTRY** - offering spacious living space and excellent potential to modernise.

This property is ideal for first-time buyers looking to step onto the property ladder or investors seeking a buy-to-let opportunity with scope for improvement.

The spacious living room extends from the front to the rear of the property, creating a bright and airy environment. Large windows at both ends allow an abundance of natural light to flood the room, making it an inviting space for relaxing and entertaining. The kitchen offers a good space providing a functional layout with plenty of potential for a stylish refurbishment to suit your own taste and requirements. The home features two generously sized bedrooms, both benefiting from built-in wardrobes, providing excellent storage space. The accommodation is complemented by a family bathroom and a separate WC, adding extra practicality for everyday living. The property has also been recently installed with carpets and flooring throughout creating a warm and inviting feel.

Outside, the property enjoys a rear garden with excellent potential for landscaping, creating a wonderful outdoor space for summer dining, entertaining, or simply unwinding. There is also the added benefit of an external store room for extra storage space. With its generous room sizes, practical layout, and fantastic scope to update and personalise, this is a property that truly offers the chance to create a lovely home in a convenient Coventry location. Early viewing is highly recommended to appreciate the potential on offer.





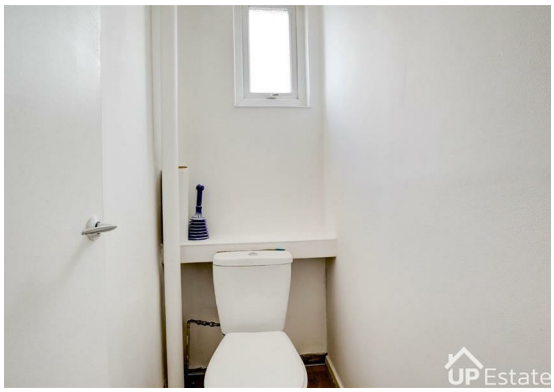
IMPORTANT NOTE TO PURCHASERS

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.

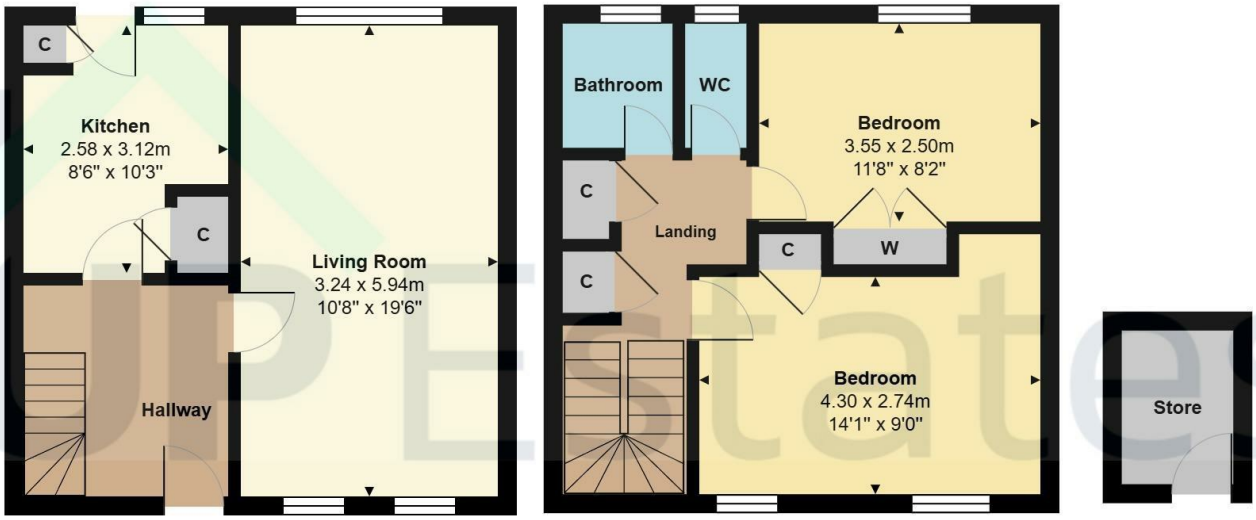
All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

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.



Benedict Square, Coventry



Total Area: 71.3 m² ... 767 ft² (excluding store)

All measurements are approximate and for display purposes only

CONTACT

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