



**3 Bedroom House - Semi-Detached**  
**located on Tonbridge Road,**  
**Coventry**  
**£230,000**

**UP Estates**



NO UPWARD CHAIN | THREE DOUBLE BEDROOM HOME  
| OPEN PLAN LOUNGE DINER | LARGE REAR GARDEN |  
GREAT LOCATION

Situated just off London Road, this spacious three double bedroom Semi detached home is offered to the market with no upward chain. The property is ideally located within walking distance to Meadow Park School, Whitley Abbey Primary School, Asda Superstore and local amenities, with excellent transport links and easy access to the A444.

The ground floor features a spacious porch with a useful cloak cupboard, leading into a bright and generous open plan lounge diner with double doors opening onto the rear garden. There is also a good sized kitchen with ample cupboard space and direct access to the garden.

Upstairs, the property offers three well proportioned double bedrooms along with a family bathroom.

Externally, the rear garden is a standout feature, offering a large outdoor space with a patio area and lawn, along with an external WC and store room. To the front, there is a block paved hardstanding area alongside a front lawn.

This is a fantastic opportunity to acquire a spacious family home in a well connected and convenient location.

£230,000

- NO UPWARD CHAIN
- THREE DOUBLE BEDROOM MID TERRACED HOME
- SPACIOUS OPEN PLAN LOUNGE DINER
- LARGE REAR GARDEN WITH PATIO & LAWN
- EXTERNAL WC & STORE ROOM
- BLOCK PAVED FRONTAGE & FRONT LAWN
- WALKING DISTANCE TO SCHOOLS & AMENITIES
- EASY ACCESS TO A444 & TRANSPORT LINKS





### **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

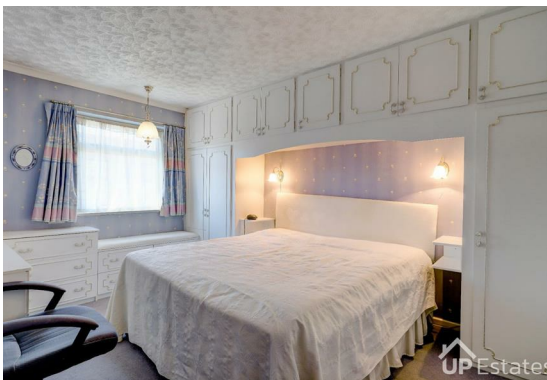


as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

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.





Tonbridge Road, Coventry





Total Area: 89.4 m<sup>2</sup> ... 962 ft<sup>2</sup> (excluding wc, store)

All measurements are approximate and for display purposes only

## CONTACT

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