

**3 Bedroom House - End Terrace**  
**located on Webster Street, Coventry**  
**Offers Over £210,000**

**UP Estates**



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THREE-BED END-TERRACED HOME | EXPANSIVE REAR GARDEN WITH EXTENSION POTENTIAL | LOFT ROOM WITH VELUX WINDOWS | NO UPWARD CHAIN

Situated on Webster Street in Foleshill, this deceptively spacious three-bedroom end-terraced property offers superb potential for families, investors, or those seeking a home with excellent scope to extend. The location benefits from easy access to Coventry city centre, the Gallagher Retail Park, Foleshill Road shopping amenities, and major road links including the A444, M6, and M69, as well as good local schools.

The property begins with an entrance porch leading into a bright and airy open-plan lounge/diner, ideal for family living and entertaining. Beyond this lies a galley kitchen and a well-sized family bathroom.

Upstairs, you'll find two double bedrooms and a single room, along with a useful WC. The loft has been fully boarded, carpeted, and fitted with Velux windows, making it an ideal hobby room, study, or ready-made space for conversion into a fourth bedroom (STPP).

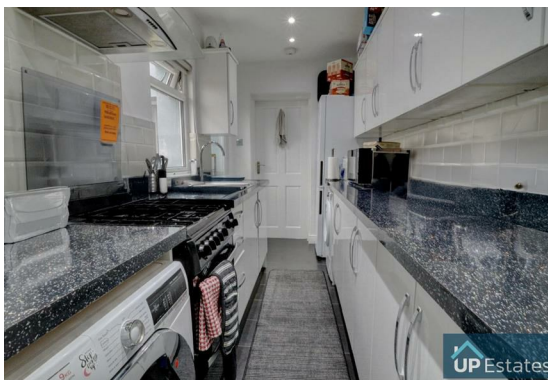
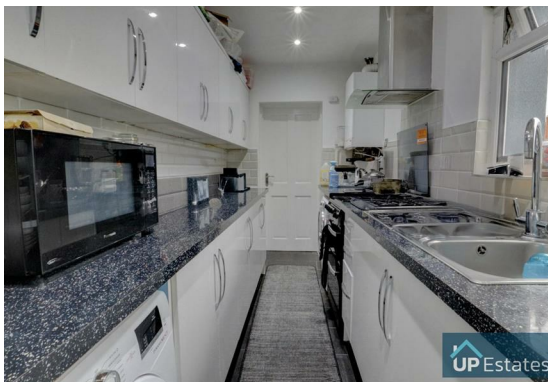
Externally, the property truly shines. The expansive rear garden measures approximately 11m long by 8m wide, offering huge potential for extension. It includes a large garage with an impressive 3m-high ceiling, secure double-gated access, and additional driveway parking to the side for one car.

With no upward chain and outstanding scope to tailor the home to your needs, this property represents an exciting opportunity in a well-connected Coventry location.

## Offers Over £210,000

- THREE-BEDROOM END-TERRACED HOME
- PRIME FOLSEHILL LOCATION CLOSE TO CITY CENTRE, GALLAGHER RETAIL PARK & A444/M6 LINKS
- ENTRANCE PORCH & OPEN-PLAN LOUNGE/DINER
- GALLEY KITCHEN & FAMILY BATHROOM
- TWO DOUBLE BEDROOMS, ONE SINGLE & UPSTAIRS WC
- LOFT ROOM WITH CARPETING & VELUX WINDOWS (IDEAL FOR CONVERSION STPP)
- EXPANSIVE REAR GARDEN (APPROX. 11M X 8M) WITH LARGE GARAGE (3M HIGH CEILING)
- SECURE DOUBLE-GATED ACCESS & DRIVEWAY FOR TWO VEHICLES
- HUGE POTENTIAL FOR EXTENSION (STPP)
- NO UPWARD CHAIN





### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

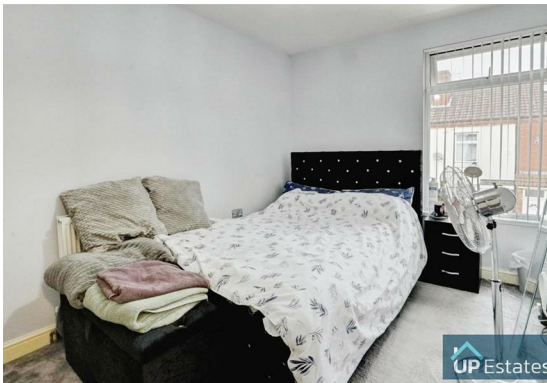


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Webster Street, Coventry





Total Area: 78.5 m<sup>2</sup> ... 845 ft<sup>2</sup> (excluding loft, garage, store)

All measurements are approximate and for display purposes only

## CONTACT

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