

2 Bedroom House - End Terrace
located on Knotting Way, Coventry
Offers Over £210,000

 **UP Estates**



BEAUTIFULLY PRESENTED HALLS-TOGETHER END-TERRACE HOME | DRIVEWAY | SOUTH-FACING GARDEN WITH GATED ACCESS | GROUND FLOOR WC | POPULAR LOCATION | MODERN BOILER (APPROX. 2 YEARS OLD) | NEWLY FITTED FRENCH DOORS

Offered to the market in excellent condition, this attractive end-of-terrace home is ideal for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises a welcoming entrance hall, a well-appointed kitchen featuring an integrated gas hob, oven, extractor hood, ceramic sink with mixer tap, and space for additional appliances. To the rear, the spacious lounge/dining room provides a comfortable living and entertaining space, enhanced by newly fitted French doors that open directly onto the sunny south-facing garden. A convenient ground-floor WC completes the accommodation on this level.

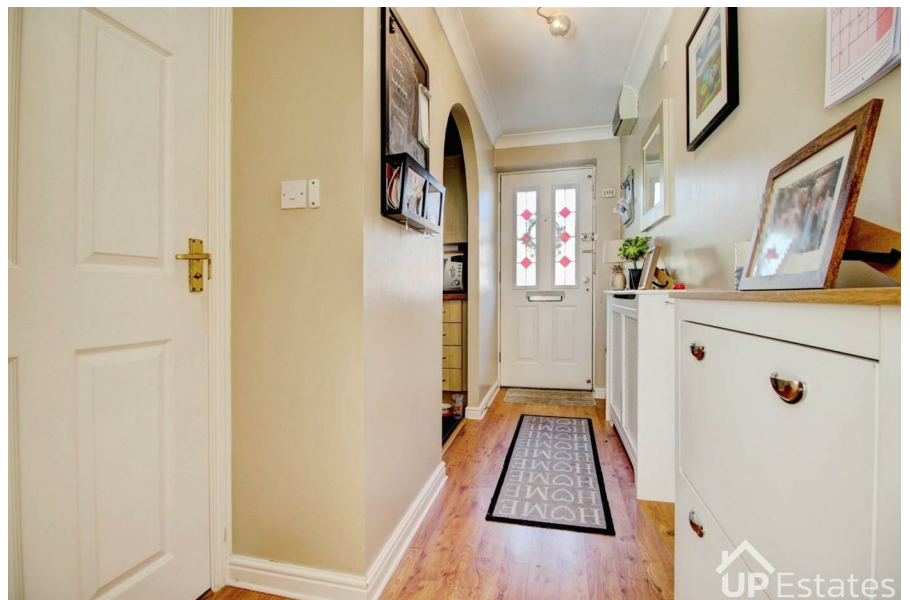
Upstairs, the property offers two bedrooms, with the principal bedroom benefiting from built-in wardrobe storage. A spacious family bathroom serves both bedrooms and completes the first floor.

Externally, the property enjoys a private driveway to the front and a well-maintained south-facing rear garden with gated access, perfect for outdoor relaxation and entertaining.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer. Contact us today to arrange your appointment.

Offers Over £210,000

- SOUTH FACING GARDEN
- WC & BATHROOM
- LOUNGE/DINER
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION



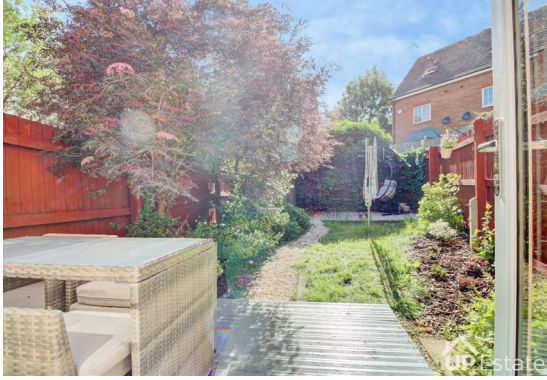


LOCATION

Situated just off Allard Way and within easy reach of Binley Road, Knotting Way is a sought-after cul-de-sac offering modern living within a welcoming community environment. Ideally positioned for commuters, the location benefits from excellent transport links and a wealth of local amenities, including the nearby Warwickshire Shopping Park, well-regarded schools, a health and fitness club, and a golf course. The University Hospital is also just a short distance away, making this an exceptionally convenient setting that combines everyday practicality with quality living.

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.

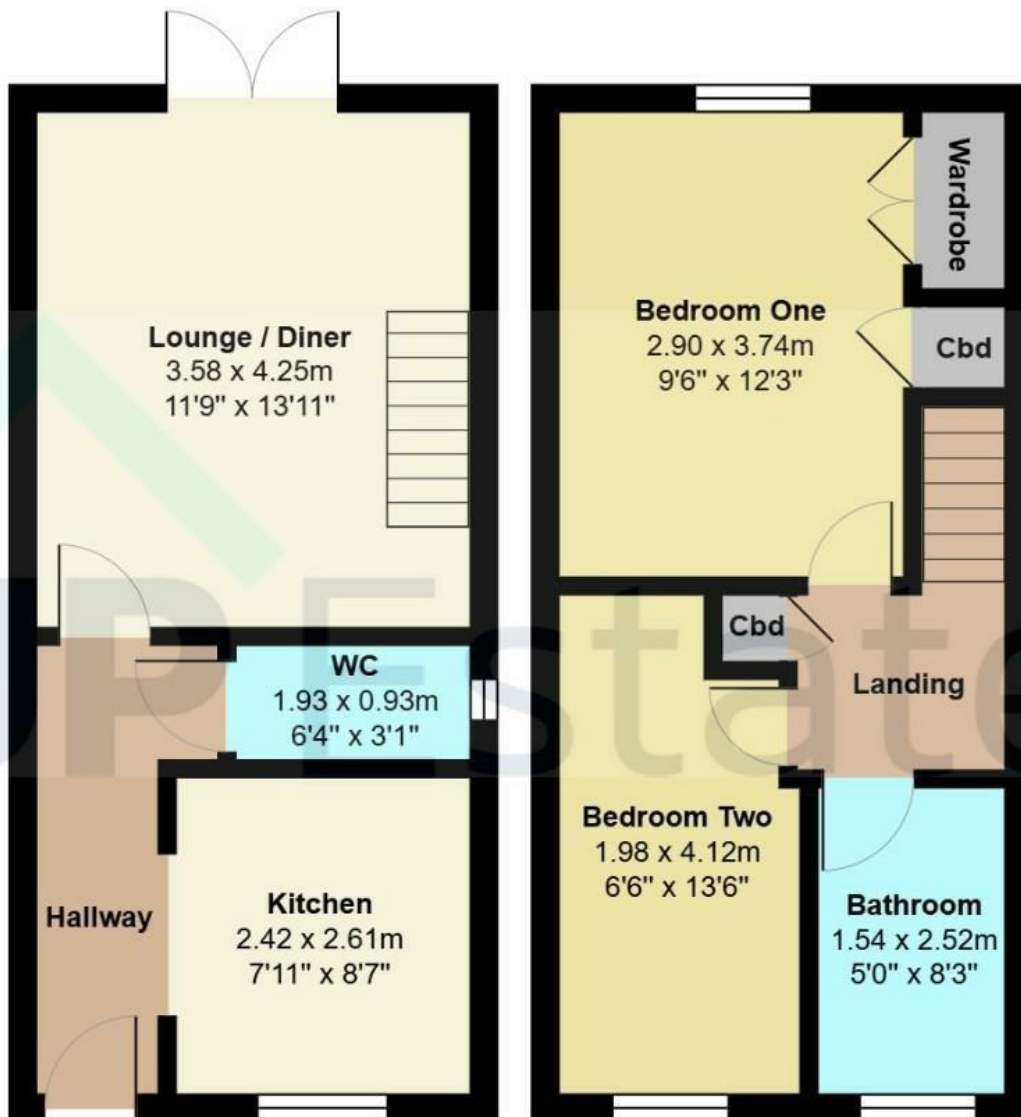


Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Knotting Way, Coventry





Total Area: 58.9 m² ... 634 ft²

All measurements are approximate and for display purposes only

CONTACT

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