

**2 Bedroom House - End Terrace**  
**located on Hillmorton Road,**  
**Coventry**  
**£210,000**

**UP Estates**



**\*\* OVERLOOKING PARK - STUNNING RE-FITTED FAMILY BATHROOM - KITCHEN/BREAKFAST ROOM - TWO CAR TANDEM DRIVEWAY - TWO DOUBLE BEDROOMS - BEAUTIFULLY PRESENTED THROUGHOUT \*\*** An exceptional opportunity to acquire this beautifully presented two double bedroom end of terrace family home, ideally positioned overlooking parkland to the front.

Thoughtfully maintained and upgraded by the current owners, the property offers stylish and practical living accommodation throughout. The ground floor briefly comprises an inviting entrance hall, downstairs WC, a kitchen/breakfast room, and a bright living room with storage and access to the private rear garden. Outside, the garden features a pergola-covered seating area and a useful storage shed, creating an ideal space for relaxing or entertaining. To the rear of the property is a tandem driveway providing off-road parking for two vehicles.

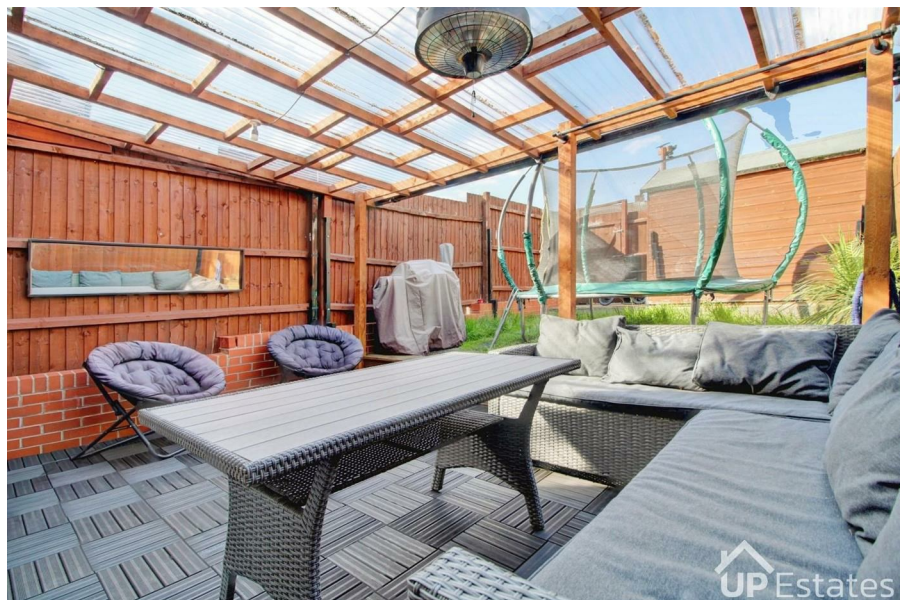
To the first floor are two double bedrooms and a contemporary re-fitted family bathroom, complete with an energy-efficient smart ventilation system operated via humidity and temperature sensors, fully controllable through a smartphone app.

Further benefits include a boarded loft with ladder access, and a modern two-zone central heating system allowing independent temperature control for each floor.

Early viewing is highly recommended to fully appreciate the quality, position, and finish of this fantastic home.

£210,000

- STUNNING RE-FITTED FAMILY BATHROOM
- TWO DOUBLE BEDROOMS
- TANDEM DRIVEWAY
- POPULAR DEVELOPMENT
- DOWNSTAIRS WC
- KITCHEN BREAKFAST ROOM
- EASY ACCESS TO M6 & LOCAL AMENITIES





## **LOCATION**

The property benefits from excellent transport links with easy access to the M6 and a range of public transport options, along with Henley Green Primary School nearby. The University Hospital is roughly a 40 minute walk or 10 minute drive.

## **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.



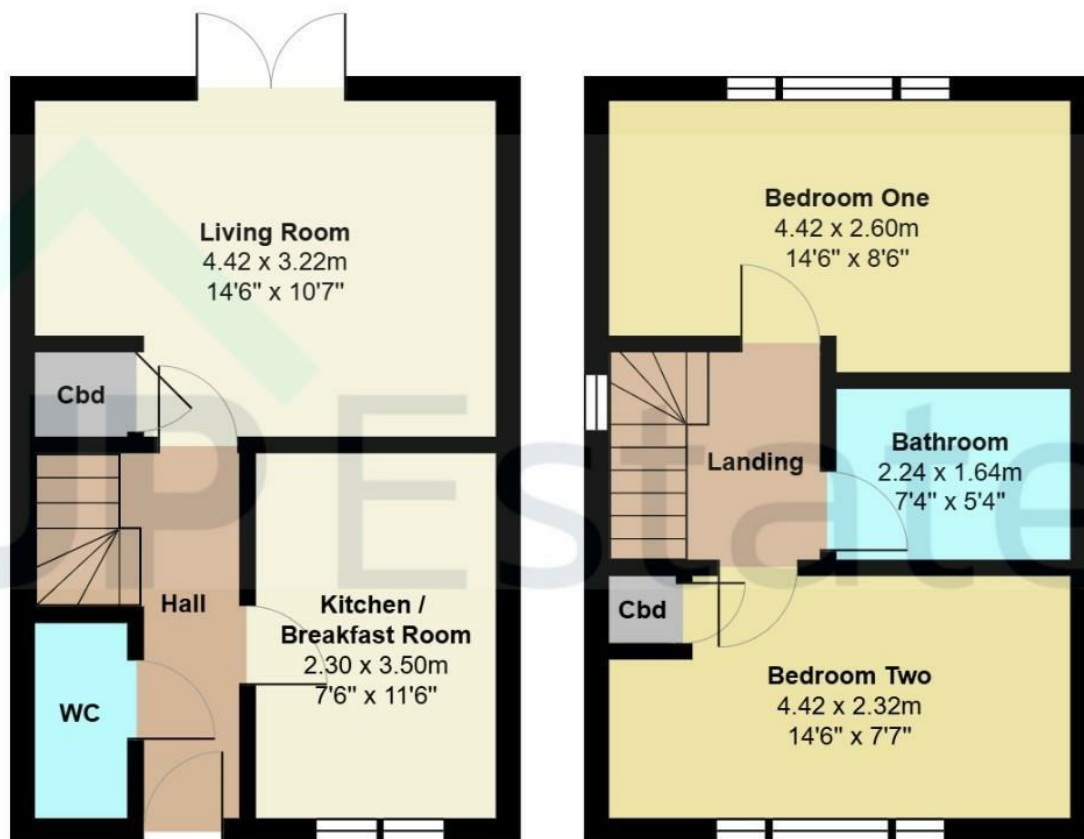
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Hillmorton Road, Coventry





Total Area: 60.8 m<sup>2</sup> ... 654 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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