



2 Bedroom House - End Terrace
located on Coombe Street,
Coventry
Offers Over £230,000

**UP Estates**



**** EXTENDED, DECEPTIVELY SPACIOUS END OF TERRACE FAMILY HOME - OVER 1000 SQ FT OF ACCOMODATION - OFF ROAD PARKING - DOWNSTAIRS WC - FAMILY BATH & SHOWER ROOM - TWO DOUBLE BEDROOM WITH INTEGRATED WARDROBES **** Situated in a pleasant residential setting within the sought-after Stoke Green area, this unique and exceptionally spacious extended end-terrace home offers over 1,000 sq ft of well-presented accommodation, making it an ideal purchase for first-time buyers, professionals, or small families.

Internal viewing is highly recommended to fully appreciate the generous proportions and versatile living space on offer.

The accommodation briefly comprises a private driveway providing off-road parking, a welcoming and spacious entrance hall, a convenient downstairs WC, and a well-appointed kitchen/breakfast room. The standout feature of the property is the impressive extended open-plan lounge/dining room, flooded with natural light and providing excellent space for both everyday living and entertaining, with direct access to the private rear garden.

To the first floor are two generously sized double bedrooms, both benefiting from fitted wardrobes, together with a spacious family bathroom featuring both a bath and separate shower enclosure.

Further benefits include gas central heating, double glazing, a private rear garden, and a highly convenient location within walking distance of the Empress Shopping Parade, local amenities, schools, and regular bus services. The property also enjoys excellent transport links to major road networks, making commuting straightforward. Call immediately to view!

Offers Over £230,000

- HEAVILY EXTENDED END OF TERRACE HOME
- OFF ROAD PARKING
- OPEN PLAN LOUNGE DINER
- KITCHEN BREAKFAST ROOM
- WC, PLUS FAMILY BATH & SHOWER ROOM
- VIEWING IS ESSENTIAL!!!





LOCATION

Nestled in a quiet residential spot, the property is conveniently located close to prominent institutions such as Coventry University, University Hospital Coventry & Warwickshire, JLR and major road links (A45, A46, M1, M6 & M69). An abundance of amenities, including retail outlets, supermarkets, cash points, petrol station, bus routes, fitness centres, a golf course, and esteemed schools, coupled with proximity to the city centre, further enhance the desirability of this location

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.

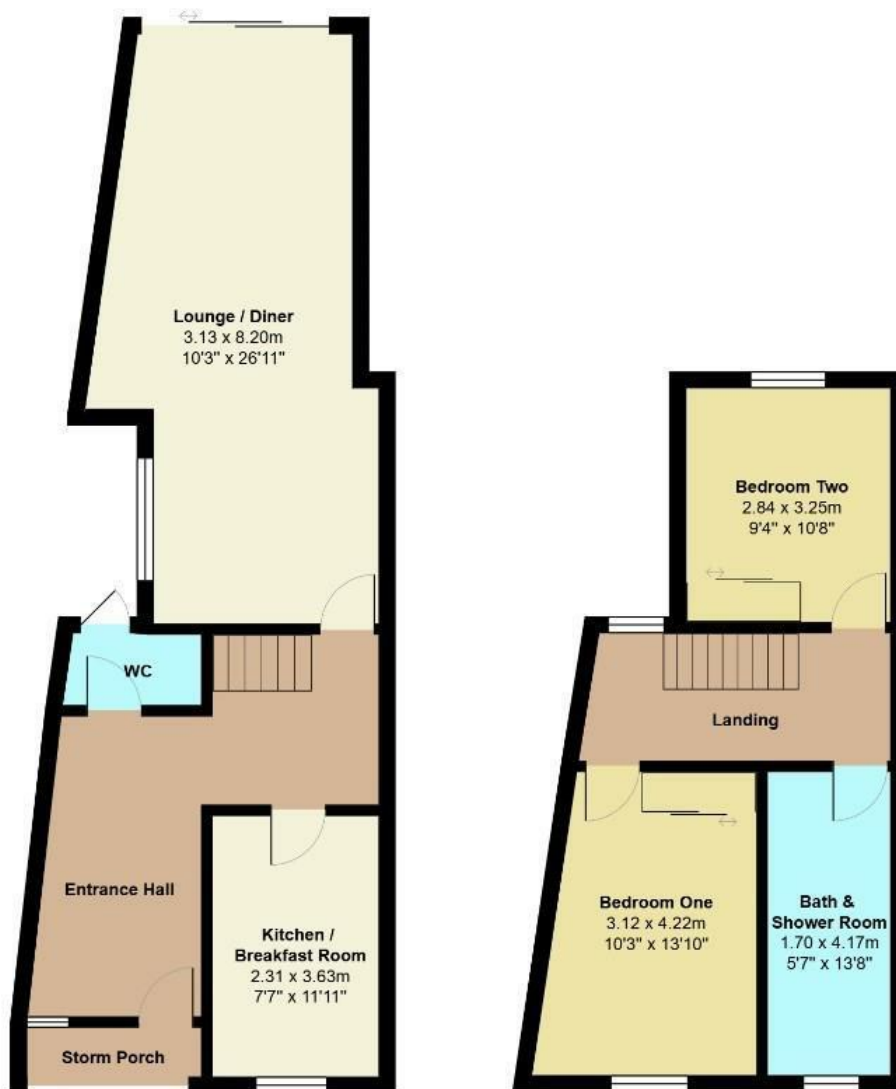
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Coombe Street, Coventry





Total Area: 93.4 m² ... 1006 ft²

All measurements are approximate and for display purposes only

CONTACT

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