



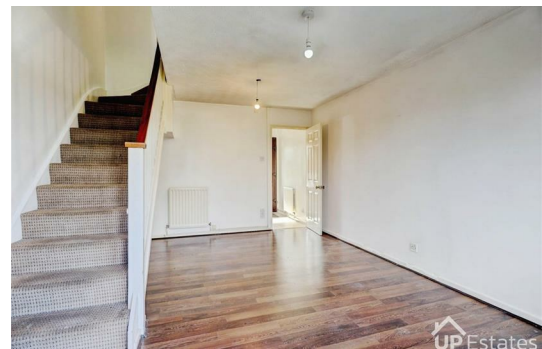
UP Estates



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**2 Bedroom House - Terraced**  
**located on Grove Lane, Coventry**  
**£179,950**

**UP Estates**



NO UPWARD CHAIN | TWO BEDROOM HOME | DRIVEWAY FOR TWO VEHICLES | BACKING ONTO FIELDS | OPEN PLAN LOUNGE DINER | IDEAL FIRST TIME BUY OR INVESTMENT

Situated just off Bennetts Road North in a quiet cul-de-sac, this well presented two bedroom mid terraced home enjoys a peaceful setting surrounded by open fields, while still offering easy access to the M6 and a range of local amenities. Keresley Newland Primary Academy is also just a short walk away.

The property is ideal for first time buyers or investors and offers well balanced accommodation throughout. The ground floor comprises a well proportioned kitchen and a spacious open plan lounge diner, with a door leading directly to the rear garden, creating a practical and inviting living space.

Upstairs, there is a large double bedroom with pleasant views over the fields to the rear, along with a well proportioned single bedroom. A family bathroom completes the first floor.

Externally, the rear garden is well maintained and benefits from backing directly onto open fields, providing a private and attractive outlook. To the front of the property there is a driveway providing off road parking for two vehicles.

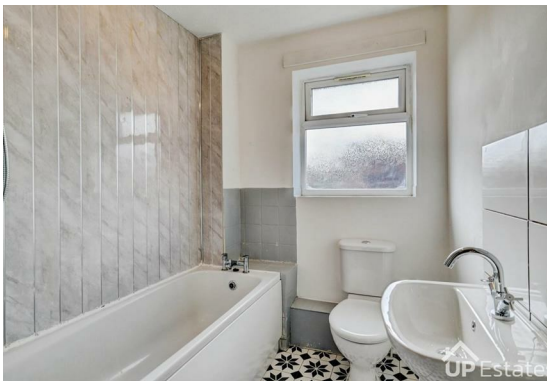
Further benefits include a new boiler installed in December 2025 and a replacement fuse box fitted approximately four years ago.

Offered to the market with no upward chain, this property is ready to move into and presents a fantastic opportunity.

£179,950

- NO UPWARD CHAIN
- TWO BEDROOM MID TERRACED HOME
- QUIET CUL-DE-SAC LOCATION
- BACKING ONTO OPEN FIELDS
- SPACIOUS OPEN PLAN LOUNGE DINER
- LARGE DOUBLE BEDROOM WITH FIELD VIEWS
- NEW BOILER (DECEMBER 2025)
- DRIVEWAY FOR TWO VEHICLES





### **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.



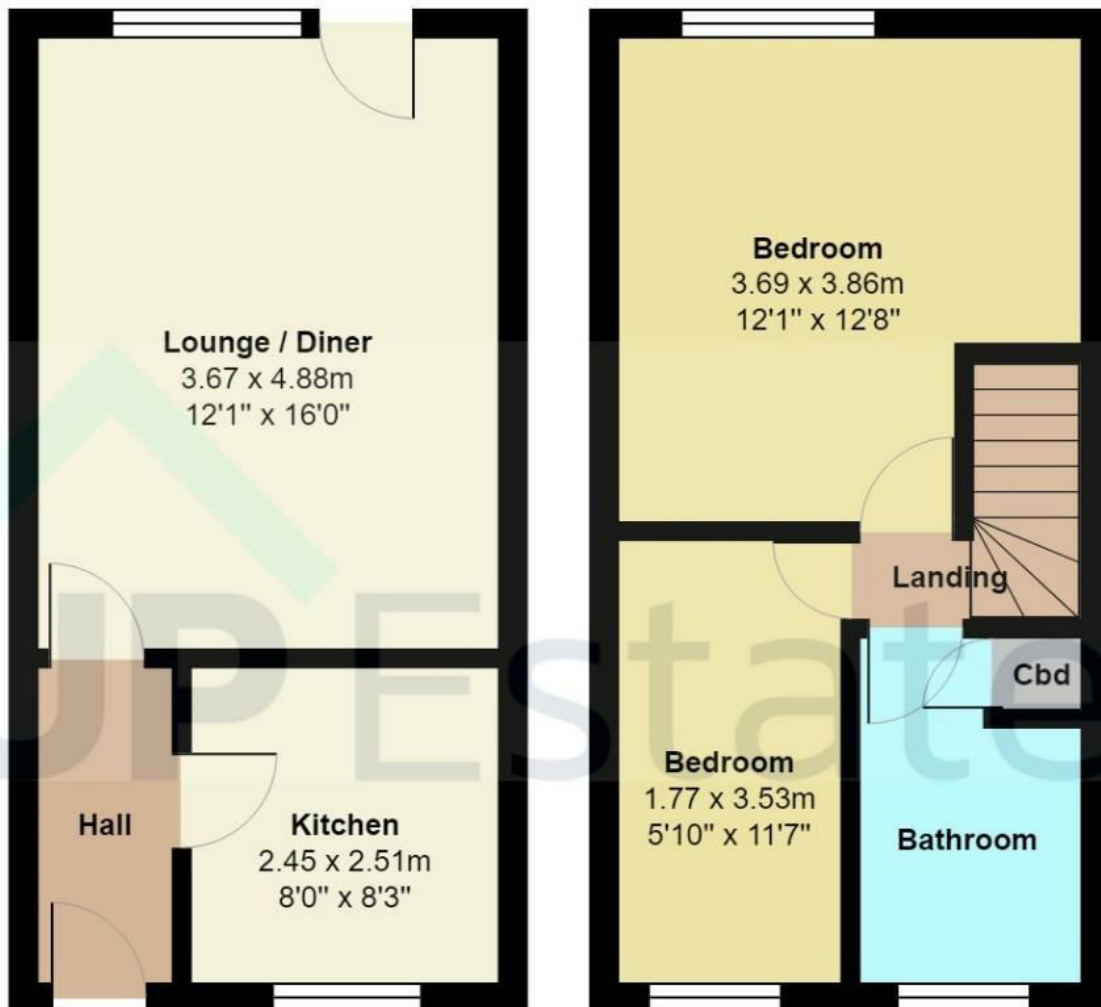
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Grove Lane, Keresley End, Coventry





Total Area: 55.6 m<sup>2</sup> ... 598 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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