



3 Bedroom House - Terraced
located on Kingfield Road,
Coventry
£250,000

UP Estates



**** DECEPTIVELY SPACIOUS FAMILY HOME - THREE GOOD SIZED BEDROOMS - WC & BATHROOM - SOUTH EAST FACING GARDEN - NHBC WARRANTY REMAINING **** An outstanding opportunity to acquire this beautifully presented family home, ideally situated on Kingfield Road within a peaceful modern development, while still offering convenient access to a wide range of local amenities.

This deceptively spacious home is thoughtfully laid out and perfect for modern family living. The ground floor comprises an inviting entrance hall, a well-appointed kitchen/diner featuring an integrated gas hob, oven, extractor, and sink, a convenient downstairs WC, and a bright and comfortable living room. From here, you can step out into the attractive south east facing garden, designed for low maintenance with recently fitted artificial grass, a garden shed, and secure gated rear access—ideal for enjoying outdoor living.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all offering ample space, along with a modern family bathroom accessed from the central landing.

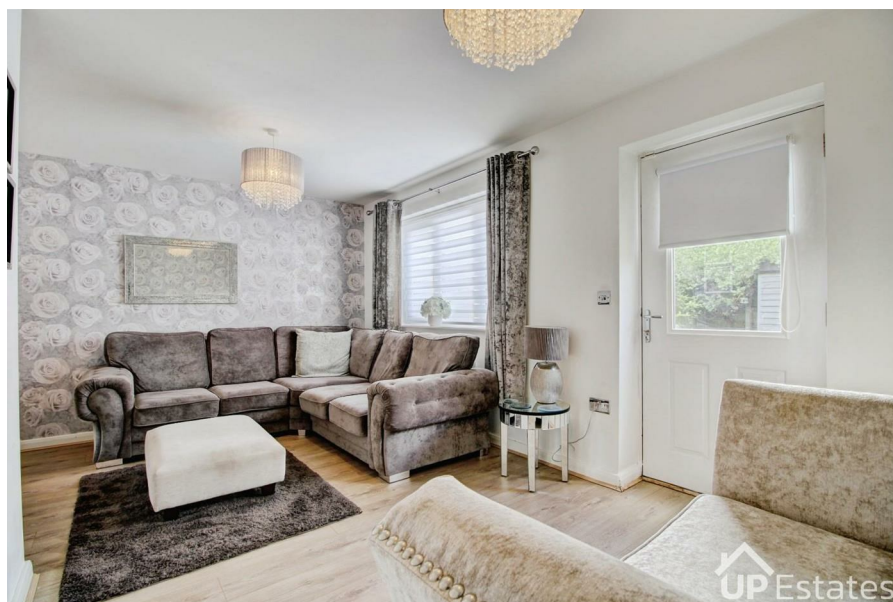
Externally, the property benefits from off-road parking for two vehicles.

Further enhancing its appeal, this home boasts an excellent energy efficiency rating of B, falls within council tax band B, and still benefits from the remainder of the NHBC warranty—providing peace of mind for the new owner.

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

£250,000

- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUTH EAST FACING GARDEN
- SPACIOUS & WELL PROPORTIONED HOME
- THREE GOOD SIZED BEDROOMS
- WC AND FAMILY BATHROOM
- TWO CAR PARKING SPACES





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.



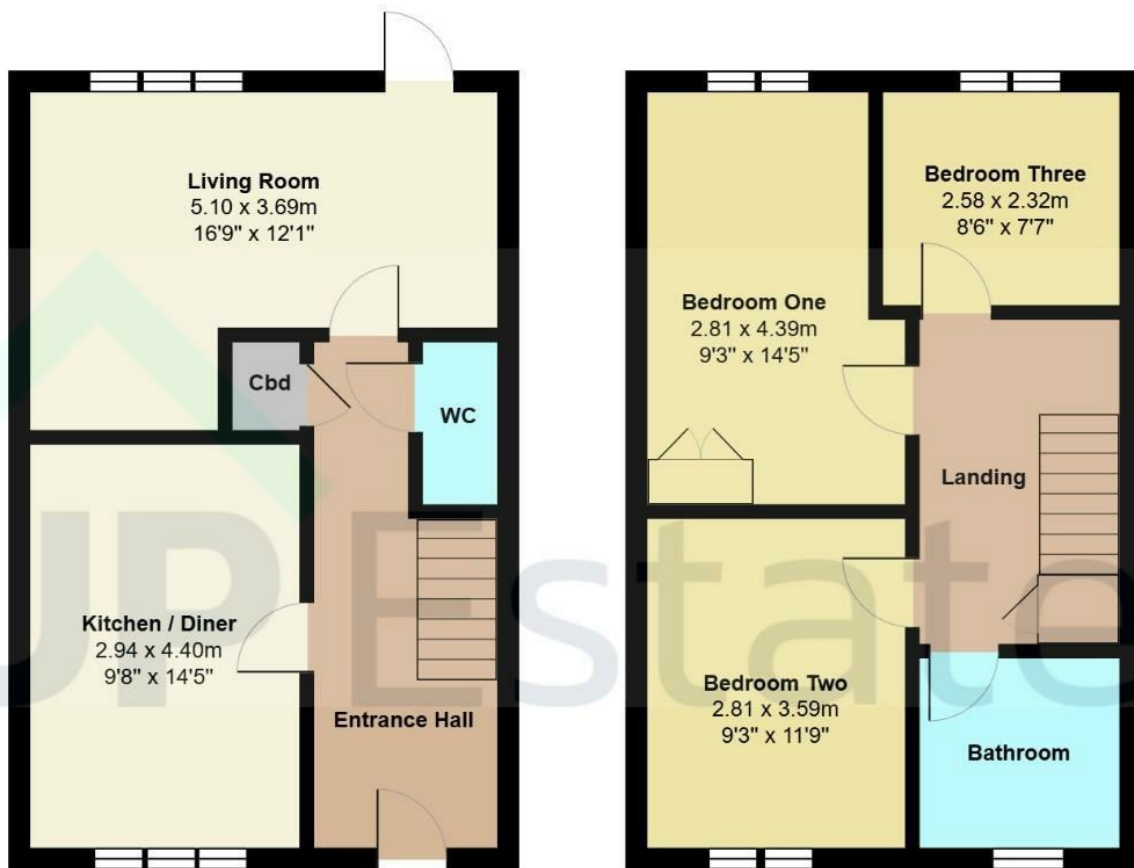
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Kingfield Road, Coventry





Total Area: 84.6 m² ... 910 ft²

All measurements are approximate and for display purposes only

CONTACT

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