

**2 Bedroom House - Terraced**  
**located on Emerson Road,**  
**Coventry**  
**£180,000**

 **UP Estates**



**\*\* NO FORWARD CHAIN - SPACIOUS PRIVATE GARDEN - KITCHEN/BREAKFAST ROOM - TWO DOUBLE BEDROOMS - POPULAR LOCATION \*\*** A well-presented two double bedroom home offering comfortable and practical living accommodation throughout, benefitting from double glazing and gas central heating. The property is conveniently positioned within walking distance of a range of local amenities, including shops, schools, and transport links, and also provides a short and easy commute to UHCW, making it an ideal purchase for professionals, first-time buyers, or small families.

Upon entering the property, you are welcomed into an entrance hall which provides access to the living room, filled with natural light and offering a versatile living and entertaining space. This room flows through to the rear of the property where you will find a well-proportioned kitchen/breakfast room, providing ample space for dining and everyday family use, with direct access to the rear garden.

To the first floor, the property continues to impress with a tiled bathroom fitted with a white suite comprising a bath with shower over, WC, and hand wash basin, creating a clean and functional space. There are two generously sized double bedrooms, both offering comfortable accommodation. Bedroom one further benefits from a bay window which enhances the sense of space and allows for additional natural light, as well as integrated wardrobe storage providing useful built-in practicality. Call now to view!

Externally, the property features a small, low-maintenance fore garden to the front. To the rear, there is a good-sized enclosed lawned garden, offering a private outdoor space that is ideal for relaxing, entertaining, or family use.

£180,000

- NO FORWARD CHAIN
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- SPACIOUS GARDEN
- COUNCIL TAX BAND A





## LOCATION

The property's location is highly advantageous, with a direct and short bus route to the University Hospital, making it ideal for healthcare professionals. It's also within walking distance of shopping areas, ensuring you have all your daily necessities at your fingertips. Furthermore, you'll find highly rated primary and secondary schools within easy reach, as well as excellent access to the M6 and A46 road networks, simplifying your commute in and around the city.



## 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.

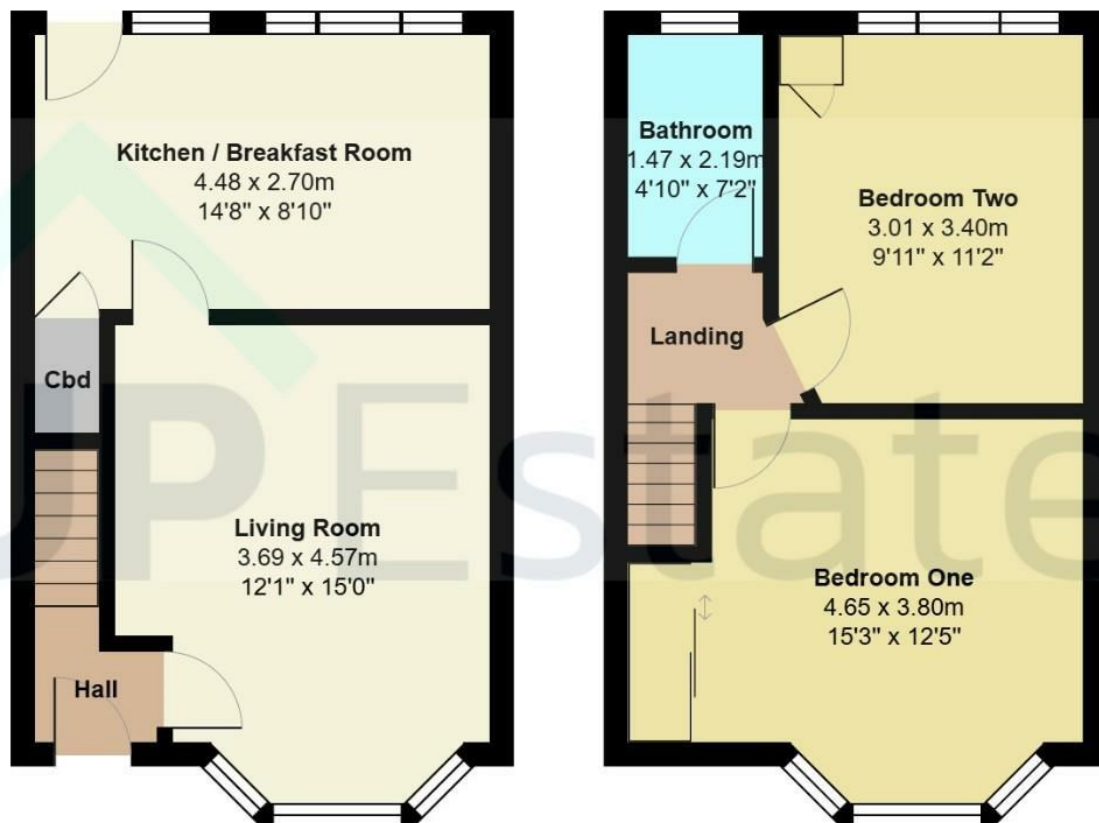
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Emerson Road, Coventry





Total Area: 64.7 m<sup>2</sup> ... 696 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

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