



**3 Bedroom House - Terraced**  
**located on Ullswater Road,**  
**Coventry**  
**£280,000**

 **UP Estates**



No Forward Chain | Immaculately Presented Three-Bedroom Family Home | Extended Kitchen/Diner | South-West Facing Private Garden | Detached Garage

An exceptional opportunity to acquire this beautifully presented and deceptively spacious three-bedroom family home, ideally located close to highly regarded schools, local shops, retail parks, and Walsgrave Hospital.

Finished to a high standard throughout, the accommodation briefly comprises a welcoming entrance hall, a bright and comfortable newly renovated family living room, and a superb extended open-plan kitchen/diner, creating the perfect space for modern family living and entertaining. The dining area benefits from patio doors opening onto the private south-west facing rear garden, allowing plenty of natural light and providing an ideal outdoor space to enjoy the afternoon and evening sun.

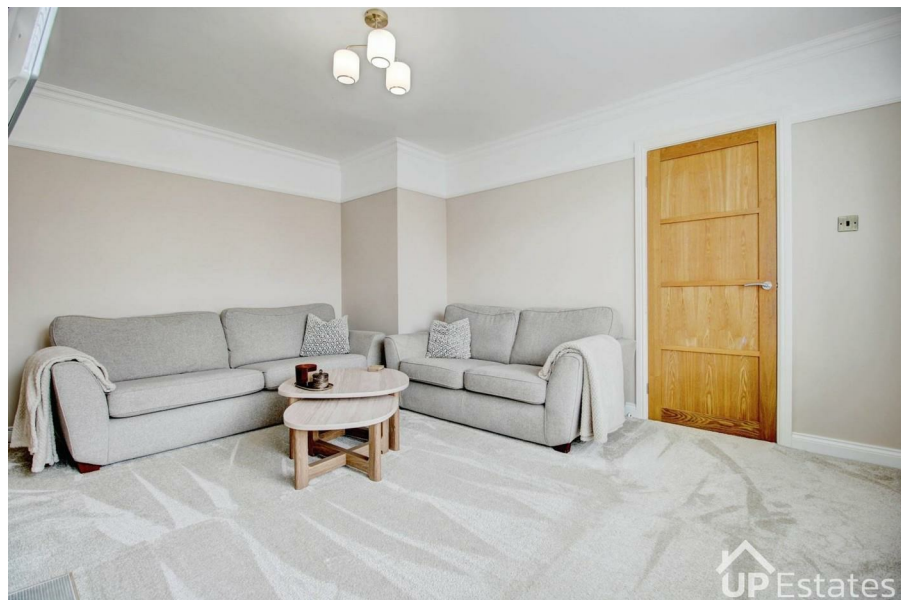
The stylish fitted kitchen is equipped with an electric hob, oven, extractor hood, integrated dishwasher, and sink, while a separate utility room offers valuable additional storage and practicality.

To the first floor are three generously sized bedrooms, the third bedroom boasts integrated wardrobe, and a contemporary fully tiled family bathroom.

Externally, the property boasts an attractive front garden, newly installed front windows, and a modern composite front door with matching surround, enhancing both kerb appeal and energy efficiency. To the rear is a well-maintained south-west facing garden and the added benefit of a detached garage.

Offered to the market with no forward chain, this outstanding home is ready to move straight into and would make an ideal purchase for families, first-time buyers, or investors alike.

Early viewing is highly recommended to fully appreciate the quality, space, and location this home has to offer.



£280,000

- NO FORWARD CHAIN
- EXTENDED, SPACIOUS FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- UTILITY ROOM & FAMILY BATHROOM
- SOUGHT AFTER LOCATION
- IMMACULATELY PRESENTED THROUGHOUT!



## LOCATION

Ullswater Road is located within easy access to the A444, A46, M6 and the Walsgrave Road. The Warwickshire Shopping Park, and Morrisons are situated just over 1.5 miles away.

Many good Schools including Caludon Castle Secondary School, Richard Lee and Ravensdale Primary serve the area, with Ernesford Grange Primary, Ernesford Grange Community Academy and Riverbank Academy within walking distance Local conveniences can also be found within a short distance. University Hospital is also less than 1.5 miles away. Coombe Abbey Country Park can be found 2 miles away and is a very popular and attractive leisure destination for families.

## 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.





Ullswater Road, Binley, Coventry





Total Area: 96.7 m<sup>2</sup> ... 1041 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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