



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

UP Estates

EXTENDED FAMILY HOME – TWO BATHROOMS – THREE/FOUR BEDROOMS – SOUTH-FACING PRIVATE GARDEN – DOUBLE GARAGE/WORKSHOP – SOUGHT-AFTER POETS CORNER LOCATION – ENERGY EFFICIENT (C)

Nestled in a sought-after and well-connected location, this much-loved extended three-bedroom, double bay-fronted family home offers the perfect blend of character, comfort and convenience.

Step inside to discover a spacious and bright lounge/diner, ideal for relaxing or entertaining. The well-appointed kitchen offers ample wall and base-mounted storage units, while the skylight and rear double-glazed window allow plentiful natural light to flood the space.

Further enhancing the ground floor is a versatile sitting room/bedroom four, complemented by a downstairs shower room, making it ideal for multi-generational living, guest accommodation, or a home office.

To the first floor, three well-proportioned bedrooms offer generous accommodation, complemented by a family bathroom that comfortably serves the household, making this an excellent choice for growing families. The home has also been thoughtfully adapted for wheelchair accessibility, featuring widened doorways and ramp access.

Outside, the private south-facing rear garden offers a tranquil setting for summer gatherings or peaceful evenings. A standout feature is the detached double garage, complete with power, lighting and a roller shutter door, providing secure parking, workshop potential, or valuable additional storage.

Located in an area renowned for its highly regarded schools, excellent local amenities and superb transport links, with easy access to University Hospital, Jaguar Land Rover, the M6, M69 and A46, and easy public transport to various parts of the city, this home truly ticks all the boxes for families and commuters alike.

Don't miss out – arrange your viewing today!



£280,000

- EXTENDED BAY FRONTED FAMILY HOME
- THREE/FOUR BEDROOMS
- DOUBLE GARAGE/WORKSHOP WITH POWER/LIGHT
- NON-OVERLOOKED SOUTH FACING GARDEN
- SHOWER ROOM & FAMILY BATHROOM
- SOUGHT AFTER POETS CORNER LOCATION!
- WELL INSULATED PROPERTY (EPC C)



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.





Wordsworth Road, Coventry





Total Area: 90.0 m² ... 969 ft² (excluding double garage with roller shutter, power & light)

All measurements are approximate and for display purposes only

CONTACT

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