



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

**UP Estates**



****NO UPWARD CHAIN** - Set in a beautiful countryside setting, this lovely three-bedroom mid-terrace home offers generous living space, character features, and stunning views to the rear. ******

The property welcomes you into a spacious living room, where a wood-burning stove creates a warm and relaxed atmosphere — perfect for cosy evenings. From here, the home flows seamlessly into a bright open-plan kitchen and dining area, enjoying lovely views over the rear garden and the countryside beyond. The kitchen is well equipped with ample cupboards and worktop space, making it ideal for everyday cooking, while the open-plan layout with the dining area creates a fantastic space for entertaining family and friends. Completing the ground floor is a modern family bathroom fitted with a good-sized walk-in shower, along with a useful lobby area providing direct access to the rear garden and patio. Upstairs, the property boasts three well-proportioned bedrooms, benefiting from built-in storage cupboards and wardrobes, offering excellent practicality for family living. Externally, the home enjoys a generous rear garden and patio area, ideal for relaxing, entertaining, and enjoying sunny days. A single garage, with a recently refitted roof, to the rear provides off-road parking for one vehicle, while on-street parking is also available to the front of the property. This is a wonderful opportunity to enjoy countryside living with comfortable, versatile accommodation.

£250,000

- NO UPWARD CHAIN
- THREE BEDROOM MID-TERRACE HOME
- SPACIOUS LIVING ROOM WITH WOOD BURNER
- OPEN-PLAN KITCHEN/ DINING AREA WITH COUNTRYSIDE VIEWS
- WELL-FITTED KITCHEN WITH AMPLE STORAGE AND WORKTOP SPACE
- MODERN FAMILY BATHROOM WITH WALK-IN SHOWER
- GENEROUS REAR GARDEN AND PATIO AREA
- SINGLE GARAGE PROVIDING OFF-ROAD PARKING
- ADDITIONAL ON STREET PARKING TO THE FRONT
- IDEAL FAMILY HOME





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.





Nuneaton Road, Fillongley, Coventry





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