



**3 Bedroom House - Terraced**  
**located on Barrow Close, Coventry**  
**£235,000**

**UP Estates**





3



1



1



D

**\*\* DECEPTIVELY SPACIOUS, MODERN FAMILY HOME WITH NO FORWARD CHAIN NEAR TO THE UNIVERSITY HOSPITAL! \*\*** Tucked away in Barrow Close, this thoughtfully maintained three-bedroom family home offers generous living spaces, contemporary finishes and a highly convenient location. Ideal for families, commuters or first-time buyers, the property sits within easy reach of everyday amenities, walking distance to well-regarded schools—Walsgrave Church of England, St Peter & Paul Primary, Cardinal Wiseman and Caludon Castle—and benefits from excellent transport links via the M6, M69 and the nearby University Hospital.

Offered for sale with no onward chain, the property provides a seamless opportunity for buyers seeking a hassle-free move. The property also benefits from having new double glazed windows and door in 2019!

The accommodation begins with a bright and welcoming entrance hall that sets the tone for the rest of the home. To the right is the spacious open-plan lounge and dining area, featuring large windows that flood the room with natural light, creating an inviting space for both relaxation and entertaining. The modern kitchen offers ample storage and worktop space, making it ideal for keen cooks and busy households alike.

From the kitchen, a door leads out to the enclosed rear garden—perfect for outdoor dining, children's play, or simply enjoying a bit of peace and quiet. The property also benefits from an adjoining garage, complete with power, lighting, and vehicular access, providing excellent storage or potential for workshop use.

Upstairs, the property continues to impress. The landing leads to three well-proportioned bedrooms, each offering comfortable space for family members, guests, or a home office. The standout feature of the first floor is the beautifully updated family bathroom, finished to a contemporary standard with modern fittings, a stylish suite, and a clean, elegant design. Call now to secure a viewing!

£235,000

- NO FORWARD CHAIN
- BEAUTIFUL THREE BEDROOM FAMILY HOME
- GARAGE WITH POWER/LIGHT & OFF ROAD PARKING
- DECEPTIVELY SPACIOUS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND A





### **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.





Barrow Close, Coventry







Total Area: 100.3 m<sup>2</sup> ... 1079 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

 **UP** Estates