



**2 Bedroom House - End Terrace**  
**located on Kingsmead Mews,**  
**Coventry**  
**£190,000**

**UP Estates**



CORNER PLOT | NO ONWARD CHAIN | TWO BEDROOM  
FREEHOLD HOME | QUIET CUL-DE-SAC LOCATION |  
EXCELLENT LOCAL AMENITIES

Situated on a corner plot within a peaceful and popular cul-de-sac, this attractive two-bedroom end-terrace freehold home presents an excellent opportunity for first-time buyers, downsizers, and investors alike. Offered to the market with the added benefit of no onward chain, the property enjoys a convenient location in Coventry, surrounded by a wealth of local amenities including well-regarded schools, shops, parks, and excellent transport links via the A45 and A46. Regular bus services provide easy access to University Hospital Coventry, Coventry City Centre, Warwick University, and Coventry University, making it an ideal choice for commuters and students. Benefiting from gas central heating and double glazing throughout, the accommodation briefly comprises an entrance porch, a welcoming lounge, and a kitchen/dining room overlooking the garden. To the first floor are two bedrooms and a well proportioned family bathroom. Externally, the property occupies an enviable corner position with a wrap-around lawned frontage, a driveway providing off-road parking for two vehicles, and a private rear garden offering a pleasant outdoor space for relaxation and entertaining. The garden further benefits from two useful storage sheds and double gates providing vehicular access, creating potential for additional secure off-road parking if desired. Combining a quiet residential setting, excellent local amenities, and versatile outdoor space. Early viewing is strongly recommended!

£190,000

- NO FORWARD CHAIN
- Corner Plot
- Cul-de-sac
- Recently Re-Decorated
- Driveway & Double Gate Car Access
- 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.

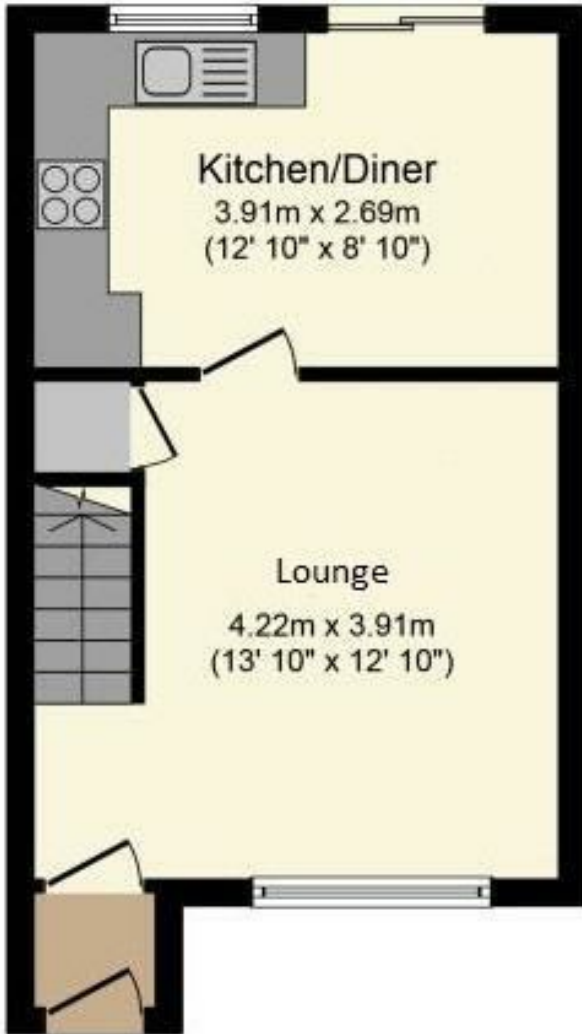
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



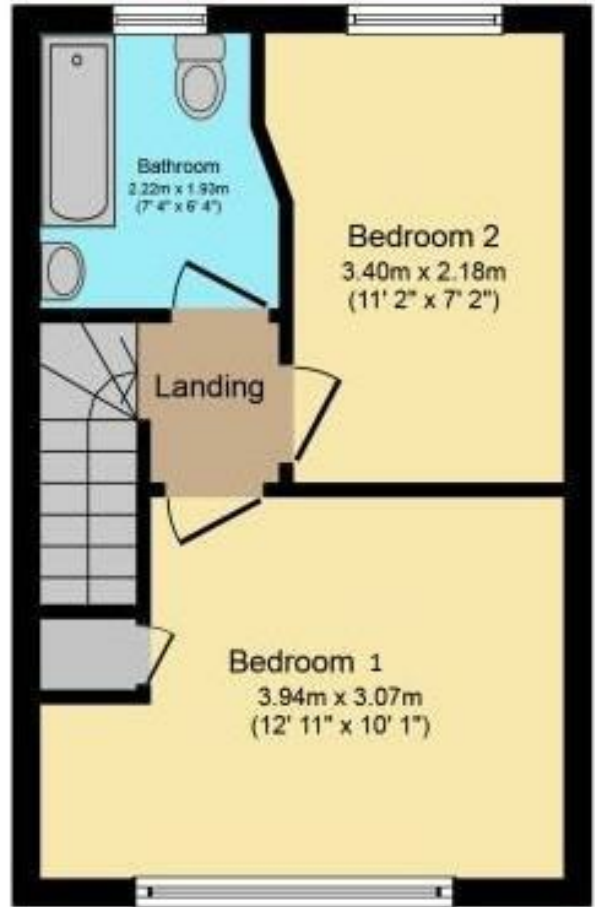


Kingsmead Mews, Coventry





**Ground Floor**



**First Floor**

Total floor area 58.2 sq. m. (626 sq. ft.) approx

**CONTACT**

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