



**2 Bedroom House - End Terrace**  
**located on Grove Lane, Coventry**  
**Offers Over £190,000**

**UP Estates**



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## SPACIOUS TWO-BEDROOM END-TERRACED HOME | QUIET CUL-DE-SAC POSITION | BEAUTIFUL FIELD VIEWS | NO UPWARD CHAIN

Situated just off Bennett's Road in the popular area of Keresley End, this well-presented two-bedroom end-terraced home occupies a peaceful cul-de-sac position and enjoys open field views, making it an ideal choice for buyers seeking both tranquillity and convenience. The property is well located for Keresley Newland Primary Academy, local shops and amenities, and benefits from easy access to the M6, making it well suited for commuters.

The accommodation is ready to move straight into, having been recently updated throughout. On the ground floor, there is a spacious lounge/diner with useful under-stairs storage and newly installed sliding patio doors that open directly onto the private rear garden, allowing plenty of natural light. The kitchen is well proportioned and offers ample cupboard space, making it both practical and functional.

Upstairs, the main bedroom is a generous double with built-in storage and pleasant views over open fields. The second bedroom is a spacious single, currently used as a guest room and home office. A recently refreshed bathroom completes the first floor. Additional improvements include new radiators, a boarded loft, new carpets, and fresh decoration throughout.

Externally, the property benefits from a private rear garden with patio, lawn, shed, and side access—offering excellent potential for extension (subject to planning). To the side is a driveway providing parking for up to three vehicles, positioned next to a public green space, while the front garden adds attractive kerb appeal. Being at the very end of the cul-de-sac, the property enjoys a particularly quiet and peaceful setting.

## Offers Over £190,000

- NO UPWARD CHAIN
- TWO-BEDROOM END-TERRACED HOME
- QUIET CUL-DE-SAC POSITION
- OPEN FIELD VIEWS
- SPACIOUS LOUNGE/DINER WITH UNDER-STAIRS STORAGE
- NEW SLIDING PATIO DOORS TO REAR GARDEN
- WELL-SIZED KITCHEN WITH AMPLE CUPBOARD SPACE
- MAIN BEDROOM WITH BUILT-IN STORAGE
- BOARDED LOFT & REPLACED RADIATORS
- DRIVEWAY FOR THREE VEHICLES





### **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.



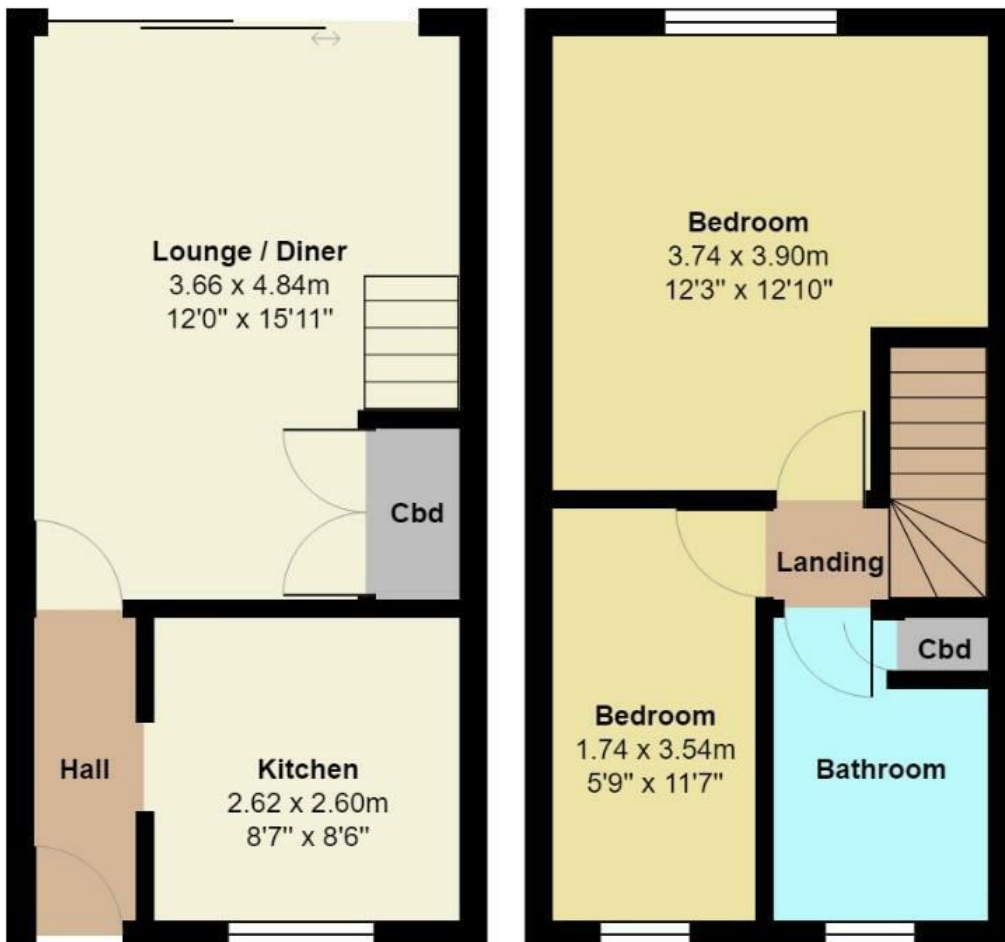
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Grove Lane, Keresley End, Coventry





Total Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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