



**3 Bedroom House - End Terrace**  
**located on Foleshill Road, Coventry**  
**£190,000**

**UP Estates**

NO UPWARD CHAIN | THREE BEDROOM END TERRACED HOME  
| TWO RECEPTION ROOMS | LOW MAINTENANCE GARDEN |  
GREAT TRANSPORT LINKS

Situated on Foleshill Road, this spacious three bedroom end terraced home is offered to the market with no upward chain and presents an excellent opportunity for first time buyers, families or investors alike. The property is conveniently positioned close to a range of local amenities and benefits from excellent transport links, including easy access to the A444, Arena Shopping Park and Coventry Arena Train Station.

The ground floor offers flexible and well proportioned living accommodation, beginning with a spacious living room to the front of the property, ideal for relaxing and entertaining. A separate dining room provides additional living space and flows through to the kitchen, creating a practical layout for everyday family life. The kitchen itself is well proportioned, offering ample cupboard and worktop space along with direct access to the rear garden.

Upstairs, the property comprises a spacious double bedroom to the front, a further double bedroom and a well proportioned single bedroom, making the home suitable for growing families, guest accommodation or a home office setup. A family bathroom completes the first floor.

Externally, the rear garden is designed for low maintenance, providing a private outdoor space with plenty of potential for seating and entertaining areas.

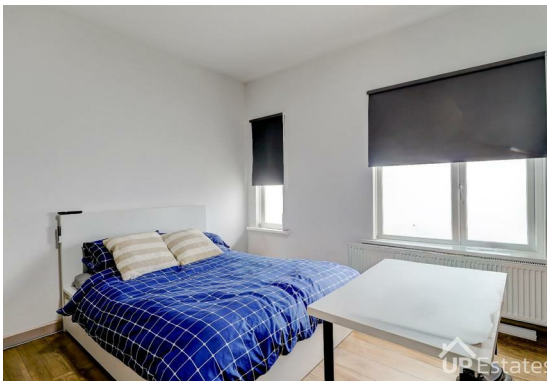
This is a fantastic opportunity to acquire a spacious home in a convenient and well connected location.



£190,000

- NO UPWARD CHAIN
- THREE BEDROOM END TERRACED HOME
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- WELL PROPORTIONED KITCHEN
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- EASY ACCESS TO A444
- CLOSE TO COVENTRY ARENA TRAIN STATION
- CLOSE TO ARENA SHOPPING PARK





### **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.





Foleshill Road, Coventry





Total Area: 92.7 m<sup>2</sup> ... 998 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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