

**3 Bedroom House - Terraced**  
**located on Torrington Avenue,**  
**Coventry**  
**£270,000**

**UP Estates**



BEAUTIFULLY RENOVATED THREE BEDROOM HOME |  
LANDSCAPED GARDEN | DRIVEWAY FOR MULTIPLE  
VEHICLES | EXCELLENT LOCATION

Beautifully renovated and finished to a high standard throughout, this impressive three bedroom home is ideally situated close to local amenities, Tile Hill Train Station, West Coventry Academy, Costco, Arlington Business Park and offers excellent access to the A45, making it perfect for families and commuters alike.

The accommodation begins with a welcoming entrance hall leading into a spacious living room. Double doors open into the stunning open plan kitchen diner, creating a bright and sociable space ideal for everyday family living and entertaining.

Upstairs, the property offers two generous double bedrooms, both benefitting from built in storage, a well proportioned single bedroom and a modern family bathroom.

Externally, the beautifully landscaped rear garden has been designed for low maintenance and features a patio seating area, perfect for outdoor dining and relaxation. The garden also benefits from a useful outside store room, an external shower room and a separate outside WC, providing excellent versatility. To the front of the property is a driveway offering off road parking for multiple vehicles.

This is a fantastic opportunity to purchase a stylish, move-in ready home in a highly convenient and sought after location.

£270,000

- BEAUTIFULLY RENOVATED THROUGHOUT
- THREE BEDROOM HOME
- STUNNING OPEN PLAN KITCHEN DINER
- TWO DOUBLE BEDROOMS WITH BUILT IN ST
- FAMILY BATHROOM
- LANDSCAPED LOW MAINTENANCE REAR GARDEN
- OUTSIDE SHOWER ROOM, WC & STORE ROOM
- DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE TO TILE HILL TRAIN STATION & A45
- CLOSE TO LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS





### **IMPORTANT NOTE TO PURCHASERS**

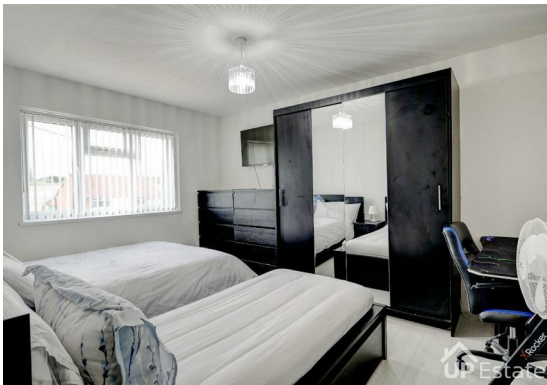
Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

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



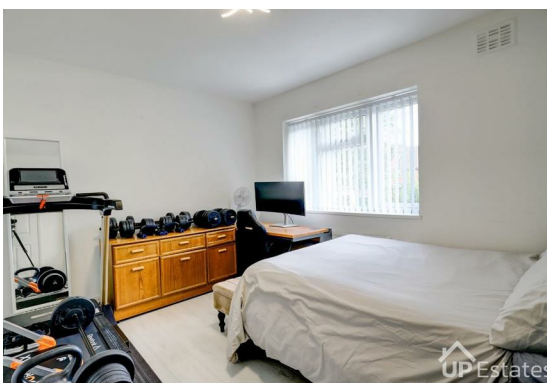
as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



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.



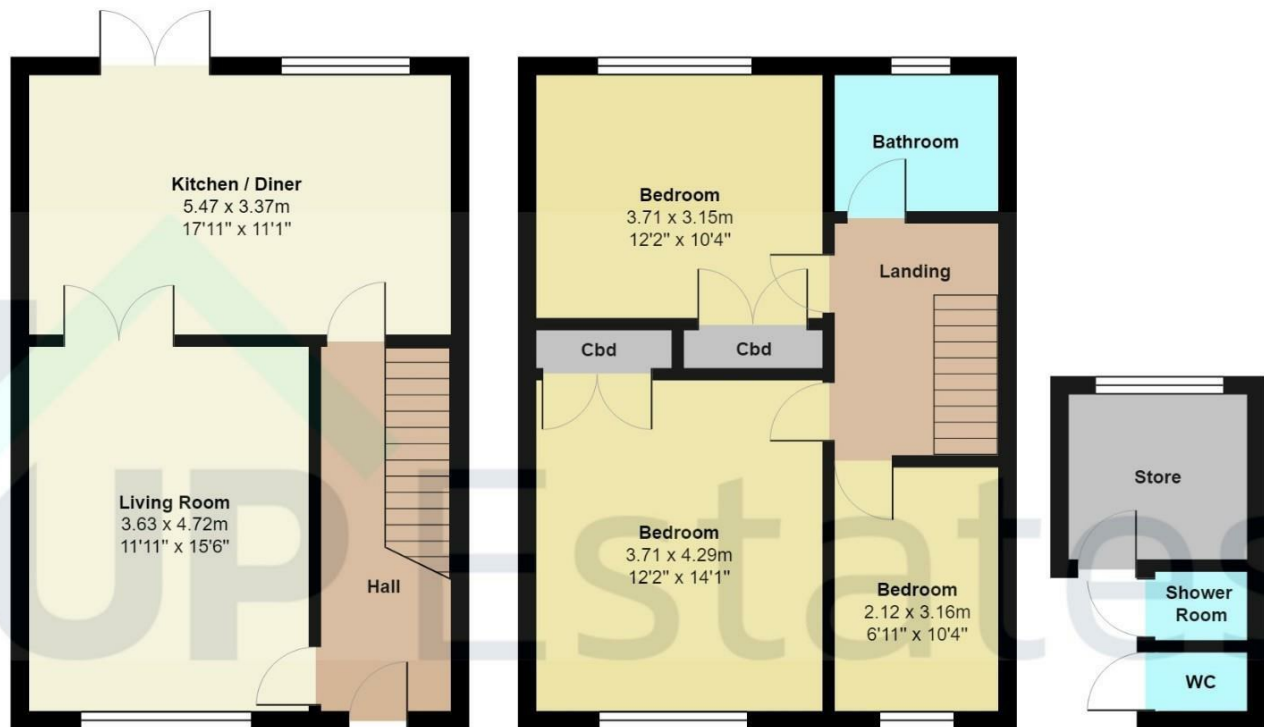
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Torrington Avenue, Coventry





Total Area: 94.5 m<sup>2</sup> ... 1017 ft<sup>2</sup> (excluding wc, shower room, store)

All measurements are approximate and for display purposes only

## CONTACT

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