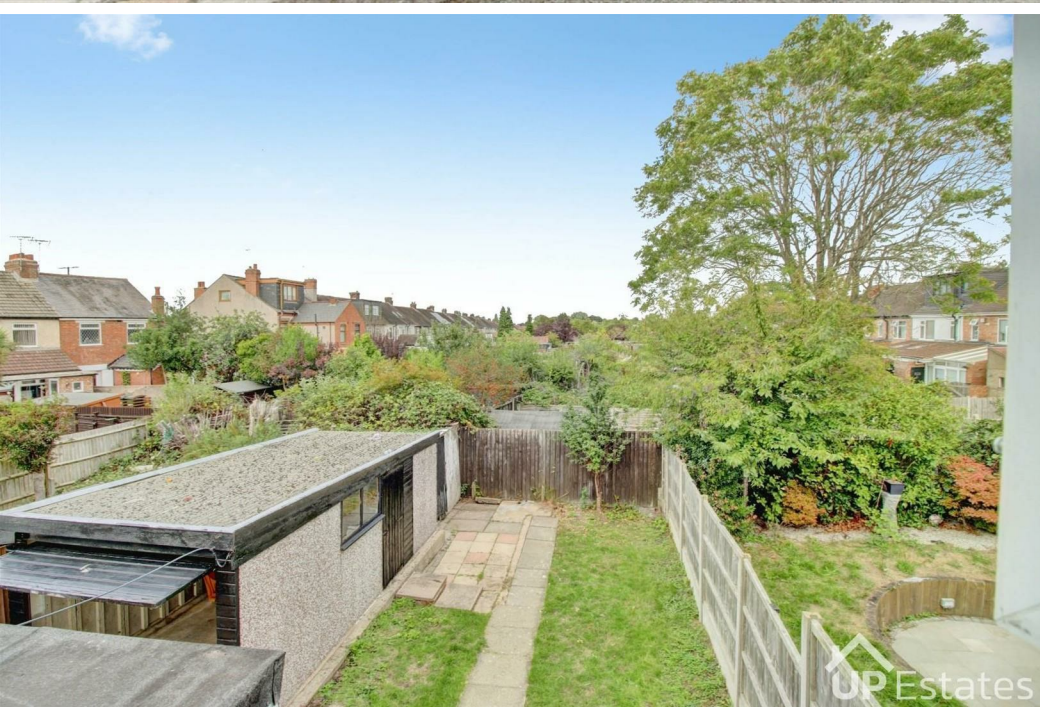




3 Bedroom House - Semi-Detached
located on Caludon Park Avenue,
Coventry
Offers Over £260,000

UP Estates



NO FORWARD CHAIN - RECENTLY REFRESHED THROUGHOUT - THREE WELL PROPORTIONED BEDROOMS - GARAGE WITH POWER & LIGHT - PRIVATE DRIVEWAY - OPEN PLAN LOUNGE/DINER - PRIVATE REAR GARDEN - FANTASTIC WYKEN LOCATION

Up Estates are delighted to bring to the market this recently refreshed three bedroom semi-detached family home, ideally positioned on the popular Caludon Park Avenue, just a stone's throw from Caludon Park and within easy reach of University Hospital Coventry. Offered with no forward chain, this well-proportioned property has been decorated throughout and benefits from new flooring and external rendering.

The accommodation briefly comprises; a spacious private driveway with double gated side access, entrance porch, welcoming hallway, bright and spacious open plan lounge/diner and a fitted kitchen with ample storage, dual aspect windows and a door leading directly onto the private rear garden. To the rear is a detached garage benefitting from power and lighting.

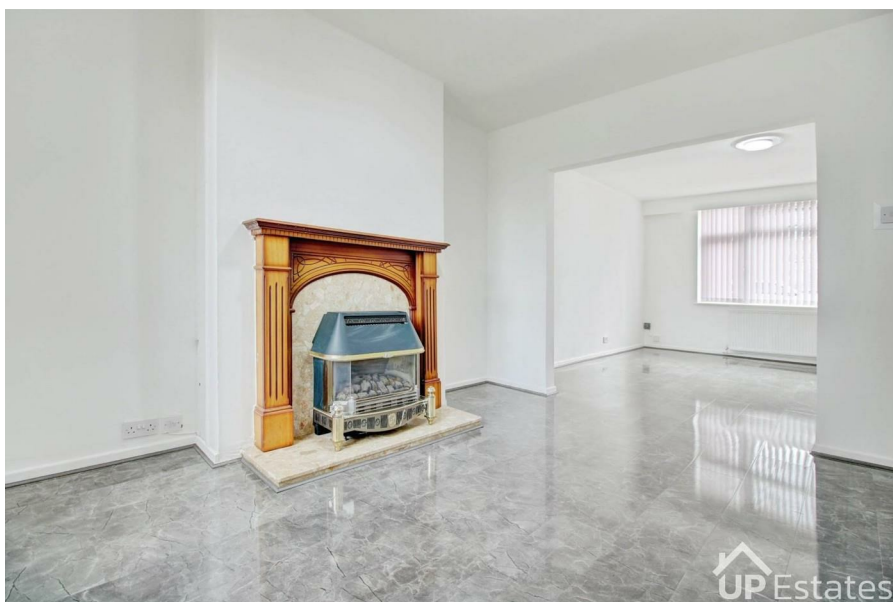
To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom.

The property is ideally located for local shops, amenities and excellent transport links, with convenient access to the M6, M69 and A46, alongside regular bus routes into Coventry City Centre. The property is also well placed for local schools including Caludon Castle School and Wyken Croft Primary School.

A fantastic opportunity for families, first-time buyers or investors alike. Early viewing is highly recommended to appreciate the space, position and improvements on offer!

Offers Over £260,000

- NO FORWARD CHAIN
- CLOSE TO UNIVERISTY HOSPITAL, CALUDON PARK & SCHOOL CATCHMENT
- OPEN PLAN SPACIOUS LOUNGE DINER
- DRIVEWAY & GARAGE WITH POWER/LIGHT
- SEMI-DETACHED FAMILY HOME
- WELL PRESENTED & REFRESHED THROUGHOUT





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

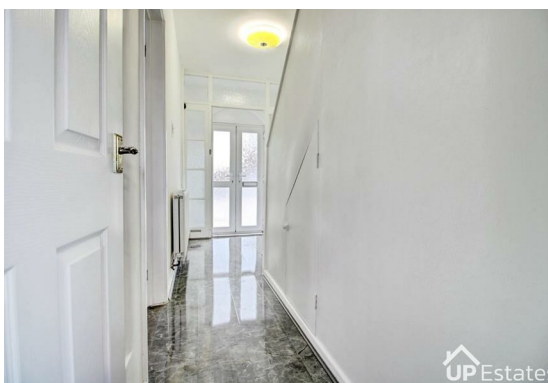




as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

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.

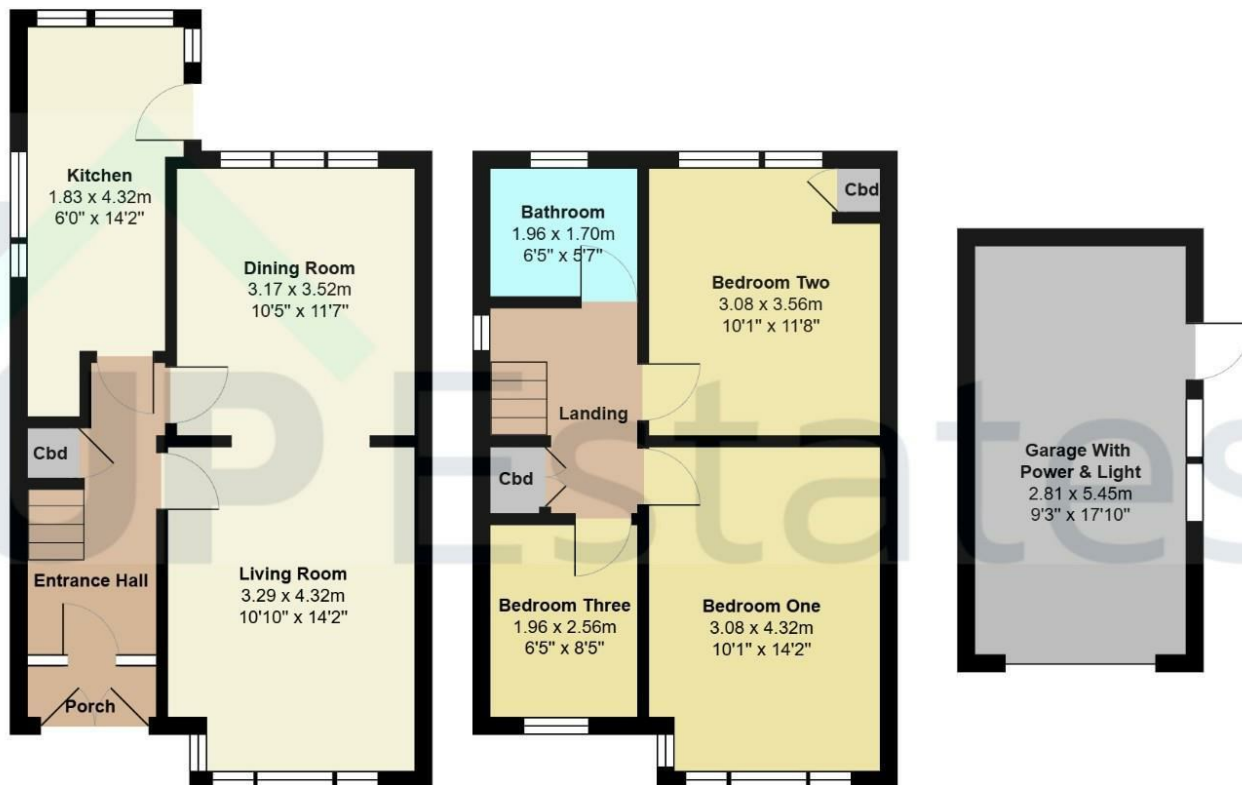
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Caludon Park Avenue, Coventry





Total Area: 83.8 m² ... 902 ft² (excluding garage with power & light)

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
T: 024 7771 0780

 **UP** Estates