



3 Bedroom House - Semi-Detached
located on Angela Avenue,
Coventry
£200,000

 **UP Estates**



**** CHECK OUT THE FLOORPLAN! - NO FORWARD CHAIN
- EXTENDED SEMI-DETACHED FAMILY HOME -
THREE/FOUR BEDROOMS - WC & SHOWER ROOM -
GARAGE & GATED OFF-ROAD PARKING - VERSATILE
GROUND FLOOR ACCOMMODATION ****

This deceptively spacious and substantially extended semi-detached family home is offered for sale with no forward chain, making it an ideal opportunity for those looking to move with minimal delay. Offering an excellent degree of versatility, the property provides three well-proportioned first-floor bedrooms, alongside a flexible ground-floor room that could be utilised as a fourth bedroom, dining room, home office, playroom or additional reception space, depending on the needs of the new owner.

The property is approached via a front garden and entrance porch, leading into the welcoming accommodation. The ground floor briefly comprises a comfortable family living room, with the layout then opening into a well-appointed kitchen breakfast room, providing an excellent hub for everyday family life and entertaining. The versatile dining room/bedroom four offers a range of potential uses and is complemented by a convenient ground-floor WC.

To the rear, the property benefits from a low-maintenance garden, providing an easy-to-manage outdoor space, while also offering access to the garage. Further advantages include gated off-road parking.

To the first floor, the landing provides access to three well-proportioned bedrooms, with the principal bedroom enjoying the additional benefit of a rear-facing balcony – a particularly unique feature! A shower room completes the first-floor accommodation.

The true size, layout and versatility of this extended family home can only be fully appreciated by viewing, with the floorplan particularly recommended to understand the excellent arrangement of accommodation on offer. Viewings are essential!

£200,000

- EXTENDED SEMI-DETACHED FAMILY HOME
- NO FORWARD CHAIN
- FLEXIBLE LIVING ACCOMMODATION
- WC & SHOWER ROOM
- GARAGE & GATED REAR PARKING
- POPULAR LOCATION SURROUNDED BY AMENITIES



LOCATION

Angela Avenue enjoys a location that balances peaceful suburban charm with convenience. Families benefit from easy access to excellent local schools, while the nearby M6 ensures smooth commuting, and the University Hospital is just a short drive away. Local shops and public transport links are all within easy reach, making this ideal for families!



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.



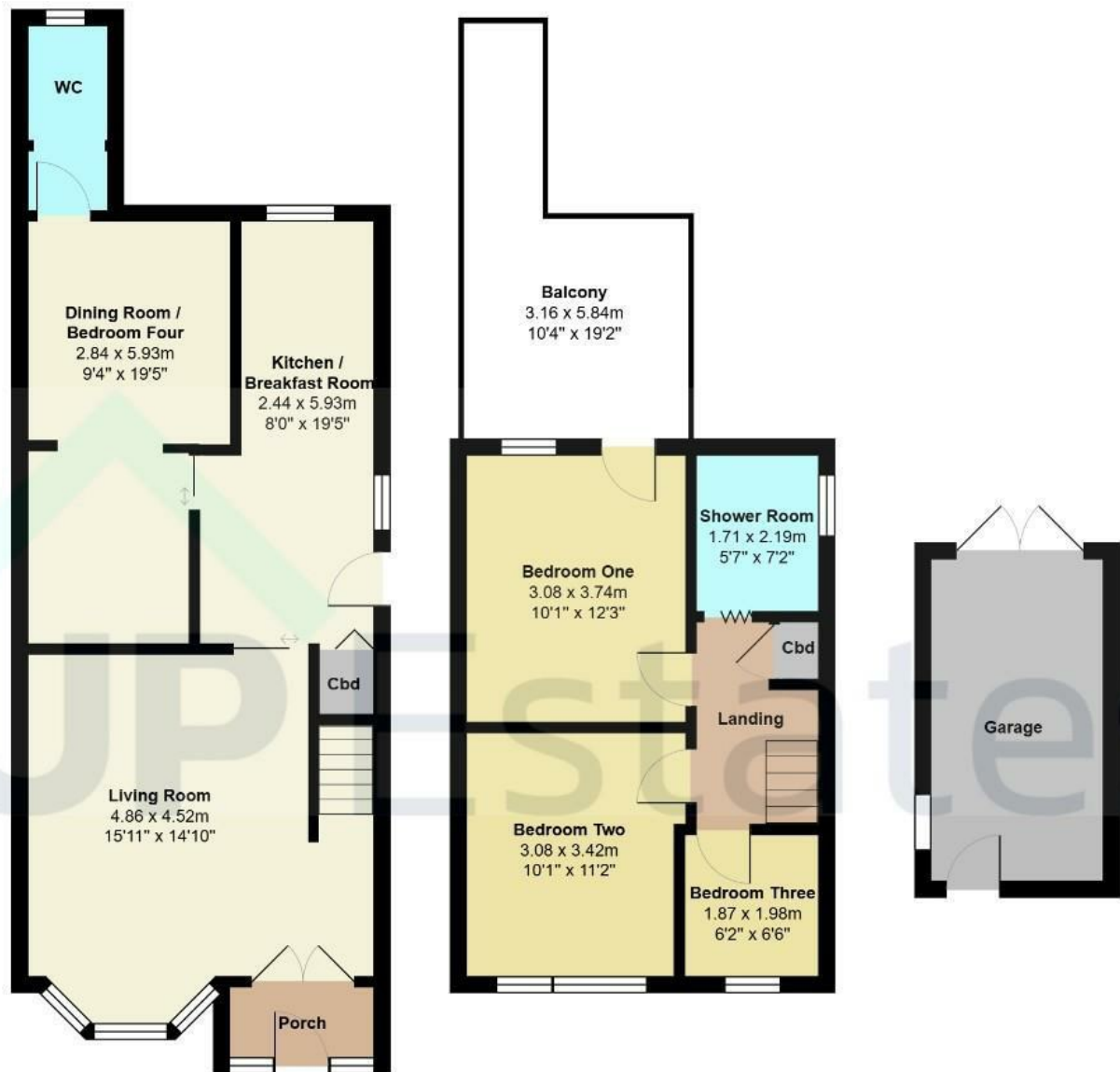
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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



Angela Avenue, Coventry





Total Area: 94.2 m² ... 1014 ft² (excluding balcony, garage)

All measurements are approximate and for display purposes only

CONTACT

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