



UP Estates



**3 Bedroom House - Semi-Detached**  
**located on Lord Lytton Avenue,**  
**Coventry**  
**£260,000**

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**£260,000**

- THREE-BEDROOM SEMI-DETACHED HOME
- LARGE ROOMS THROUGHOUT
- SPACIOUS LIVING ROOM
- OPEN-PLAN KITCHEN/DINER WITH DOUBLE DOORS
- TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- TWO-CAR DRIVEWAY
- LANDSCAPED REAR GARDEN
- 10 SOLAR PANELS WITH 6kW BATTERY
- CLOSE TO UHCW, LOCAL AMENITIES & TRANSPORT LINKS

SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME | OWNED SOLAR PANELS & BATTERY | LARGE ROOMS THROUGHOUT | LANDSCAPED REAR GARDEN

Located close to Hipswell Highway in the heart of Stoke, this well-positioned home is within easy reach of a range of local schools, including Stoke Park School & Community College, Caludon Castle School, and nearby primary options such as Stoke Heath Primary School. Everyday amenities and shops are close at hand, while University Hospital Coventry & Warwickshire is just a short distance away. Regular bus routes operate nearby, providing direct access into Coventry city centre, and the area is well connected by road via the A444 and surrounding routes, making it a convenient location for families and commuters alike.

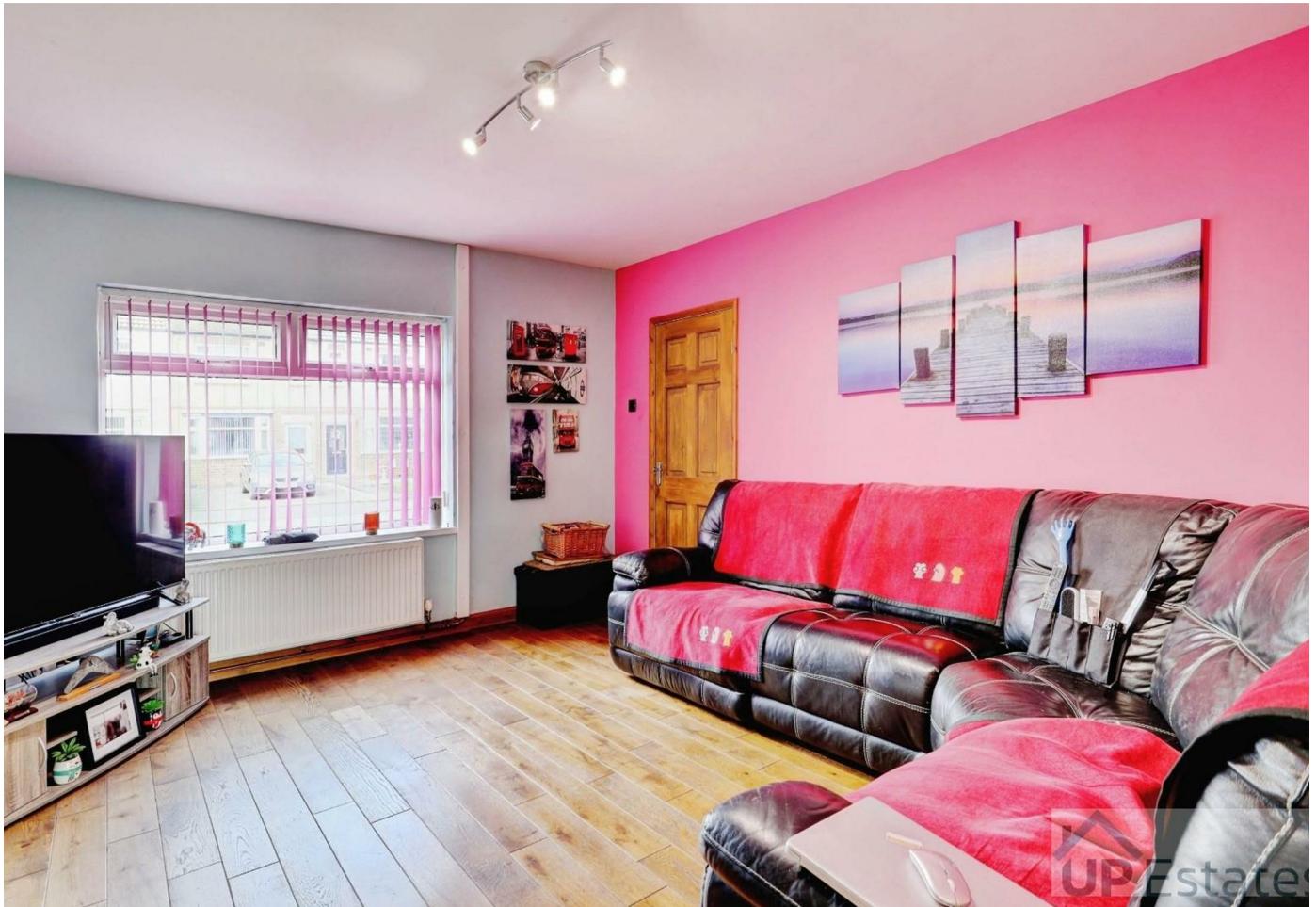
The ground floor features a spacious living room, flowing through to an open-plan kitchen/diner with ample storage and double doors opening onto the rear garden, creating a bright and sociable living space.

Upstairs, there are two large double bedrooms, both with built-in storage, a generous single bedroom also with built-in storage, and a family bathroom.

Externally, the property benefits from a two-car driveway to the front. To the rear is a good-sized landscaped garden, completed approximately two years ago, along with an external WC and two separate store rooms. Additionally, two spacious sheds are included in the sale, offering excellent storage or workshop space.

A further highlight is the home's energy-efficient setup, with 10 fully owned solar panels and a 6kW battery, reducing running costs!





## 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.

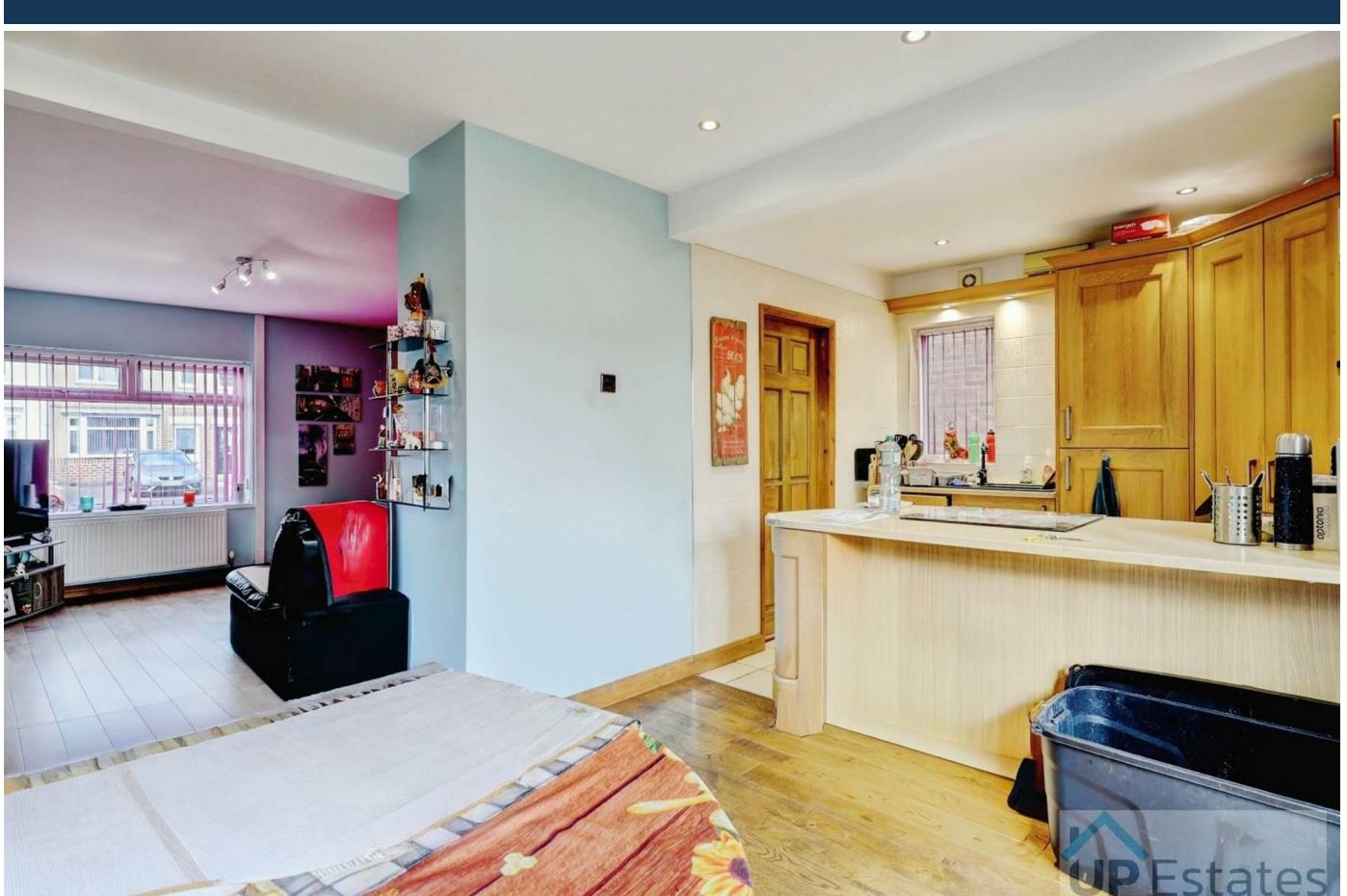
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





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## Lord Lytton Avenue, Coventry



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Total Area: 98.6 m<sup>2</sup> ... 1062 ft<sup>2</sup> (excluding wc, store, utility room)

All measurements are approximate and for display purposes only

## CONTACT

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