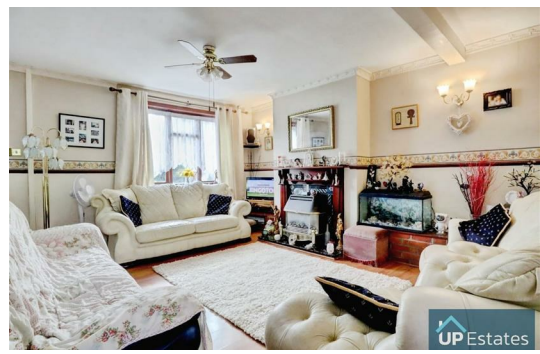




 UP Estates



 UP Estates



 UP Estates



 UP Estates

3 Bedroom House - Semi-Detached
located on Miles Meadow, Coventry
Offers Over £180,000

 UP Estates

**** FANTASTIC SEMI-DETACHED FAMILY HOME | IDEAL FOR FIRST-TIME BUYERS OR SAVVY INVESTORS | GENEROUS MATURE GARDEN | THREE SPACIOUS BEDROOMS - DOUBLE GLAZED & CENTRAL HEATED ****

Nestled in the popular residential area of Miles Meadow, Bell Green, this charming three-bedroom semi-detached home combines comfort, convenience, and potential — making it an unmissable opportunity for both growing families and investment buyers alike.

Perfectly positioned, the property is just a short walk to well-regarded infant and primary schools, and only minutes from Arena Park Shopping Centre and the Coventry Building Society Arena. Commuters will also love the excellent transport links, with easy access to the A444, M6, and Arena Train Station.

Step inside and you'll find a bright and spacious open-plan lounge and dining area, ideal for relaxing evenings or entertaining friends and family. The separate fitted kitchen offers ample storage and workspace, with scope for modern upgrades to create your dream cooking space.

Upstairs, the home boasts three well-proportioned bedrooms — two generous doubles (one with handy fitted wardrobes) plus a versatile single/box room, perfect as a child's bedroom, guest room, or home office. A family bathroom with electric shower completes the first floor.

Outside, the property really shines. A fantastically sized mature rear garden provides plenty of room for children to play, summer entertaining, or even future extension potential (STPP). To the front, there's an additional garden area and ample on-street parking.

- Spacious layout
- Great transport links
- Huge garden with extension potential
- Fantastic opportunity for first-time buyers or investors

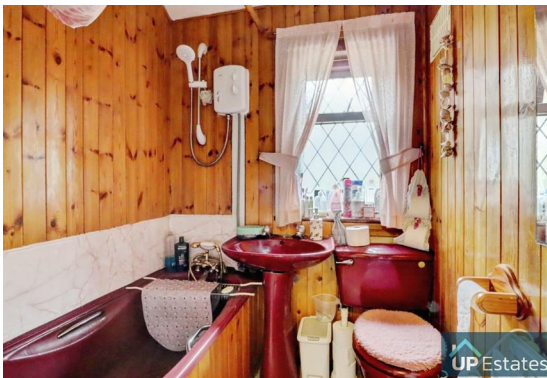
This property offers the perfect balance of immediate comfort and long-term potential — a home to move straight into and make your own.



Offers Over £180,000

- PERFECT FOR FIRST-TIME BUYERS OR INVESTORS
- KITCHEN WITH PLENTY OF STORAGE
- FAMILY BATHROOM UPSTAIRS
- LARGE REAR GARDEN WITH EXTENSION POTENTIAL
- FRONT GARDEN WITH CURB APPEAL
- THE GARDEN IS FITTED WITH AN OUTDOOR TAP
- CLOSE TO SCHOOLS, ARENA PARK & MAJOR ROAD LINKS





IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



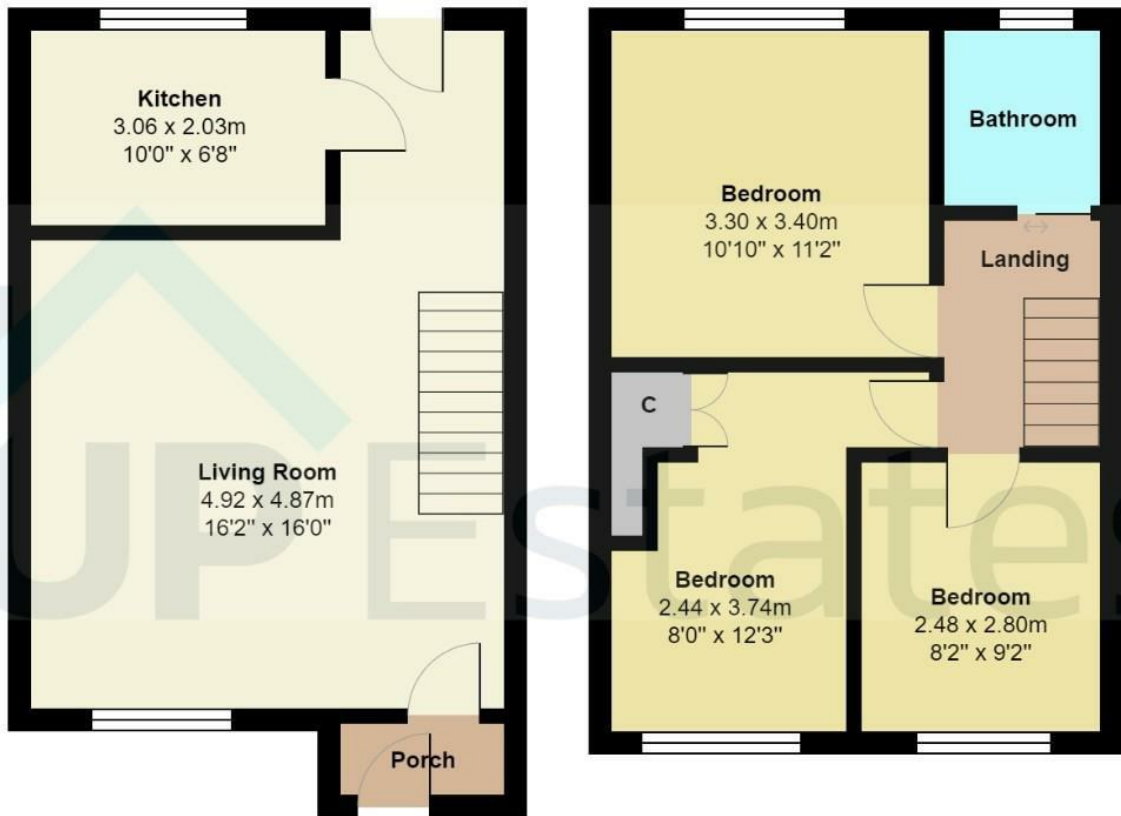


 UP Estates

Miles Meadow, Bell Green, Coventry



 UP Estates



Total Area: 73.3 m² ... 790 ft²

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