



UP Estates



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**2 Bedroom House - Terraced**  
**located on Honiton Road, Coventry**  
**£195,000**

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\*\* No Forward Chain - Extended Family Home - Two Reception Rooms - Highly Sought After Location - South Facing Garden - Re-Decorated & Refreshed Throughout \*\* This beautifully presented home boasts a stylish, modern interior, ready for you to move straight in and enjoy. Ideally located, the property offers well-proportioned accommodation across two floors, a low-maintenance garden, and the added benefit of a highly practical garage. Even better, it is offered to the market with no onward chain.

Step inside via the welcoming porch—perfect for coats and shoes—before moving into the bright and airy living room, filled with natural light. To the rear, the dining area flows seamlessly into the kitchen, creating an open-plan feel that's ideal for both everyday living and entertaining.

The kitchen is thoughtfully designed, featuring a comprehensive range of sleek white cabinetry, generous worktop space, a built-in oven and hob, metro-tiled splashback, and room for additional appliances. A convenient breakfast bar adds to the functionality of the space.

From here, doors lead out to the sun-filled, south-facing garden—perfect for relaxing or hosting in warmer months. The garden also provides access to a detached prefabricated garage, which can be reached via a rear access point.

Upstairs, the property offers two spacious double bedrooms along with a contemporary shower room, complete with a modern cubicle, vanity unit with wash basin, heated towel rail, and WC.

Early viewing is highly recommended!

£195,000

- EXTENDED FAMILY HOME
- NO FORWARD CHAIN
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- GARAGE & PRIVATE GARDEN





## LOCATION

This property is situated within Wyken, a sought after area for families, with Wyken Croft Primary and Caludon Castle Secondary schools within walking distance, while professionals will appreciate being just a short distance from University Hospital Coventry and Warwickshire. Everyday essentials are nearby, and the excellent road links provide quick access to the M6, A46 and surrounding network. Coventry city centre, with its shops, restaurants, and cultural attractions, is only a short journey away.

## 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.





Honiton Road, Coventry





Total Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup> (excluding garage)

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](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

