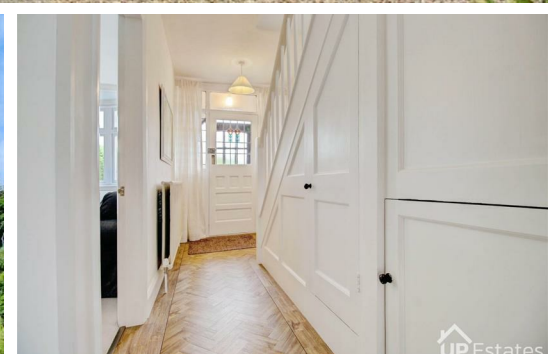




3 Bedroom House - Semi-Detached
located on Nailcote Avenue,
Coventry
£375,000

UP Estates



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VERY WELL PRESENTED SEMI-DETACHED FAMILY HOME | THREE BEDROOMS | TWO RECEPTION ROOMS & SUN ROOM | LARGE WEST-FACING GARDEN | GARAGE & DRIVEWAY | SOUGHT-AFTER LOCATION

Situated on the highly sought-after Nailcote Avenue, this beautifully presented three-bedroom semi-detached home offers spacious, versatile accommodation, ideal for modern family living.

The property is approached via a generous multi-car driveway, bordered by mature shrubs, leading to a garage with power and lighting. A welcoming porch opens into the entrance hall, which leads to a bright living room featuring a large bay window. To the rear is a separate dining room flowing into a sun room with views over the garden.

The kitchen breakfast room is well-equipped with ample wall and base units, generous worktop space, room for appliances and a breakfast table. A side door provides access to a useful outbuilding utility room, offering additional storage and laundry facilities.

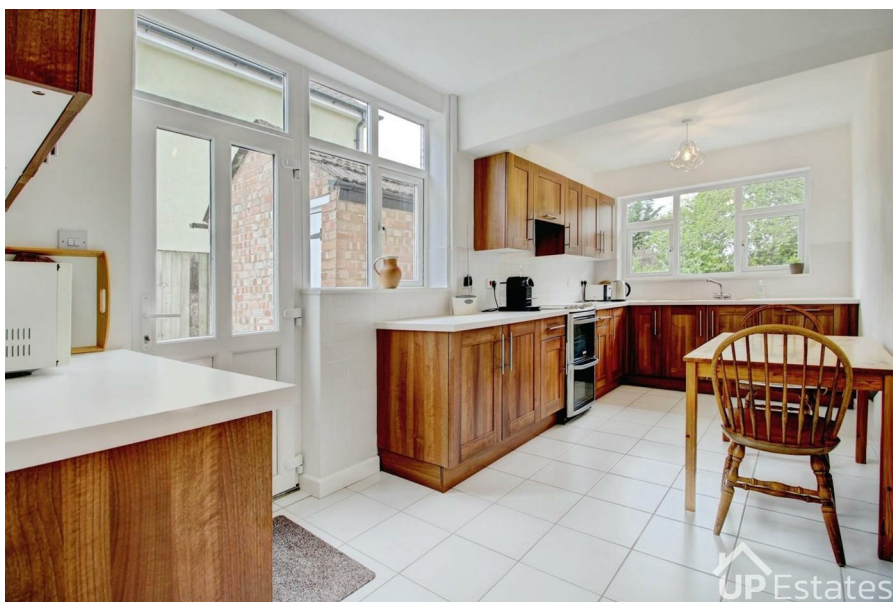
A standout feature of the home is the substantial west-facing rear garden, enjoying a high degree of privacy as it is not overlooked. The garden begins with a paved patio, perfect for outdoor dining, before extending to a generous lawn surrounded by mature shrubs and planting.

Upstairs are three well-proportioned bedrooms and a spacious family bathroom, completing the accommodation.

Beautifully maintained throughout and ready to move straight into, this superb family home combines generous living space with an enviable garden in a popular residential location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

£375,000

- DECEPTIVELY SPACIOUS SEMI-DETACHED FAMILY HOME
- SUBSTANTIAL MATURE GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- VERY WELL PRESENTED THROUGHOUT
- GARAGE WITH POWER/LIGHT & DRIVEWAY
- OUTBUILDING UTILITY ROOM
- TWO RECEPTION ROOMS & SUN ROOM
- THREE WELL PROPORTIONED BEDROOMS





LOCATION

Nestled in the heart of Tile Hill Village, Nailcote Avenue offers an exceptional blend of peaceful suburban living and excellent connectivity. Perfectly suited to families, professionals, and academics alike, this highly desirable location falls within the catchment area of well-regarded local schools and is just a short distance from the prestigious University of Warwick.

Commuters are well catered for, with Tile Hill Railway Station nearby offering direct services to Coventry City Centre, Birmingham New Street, and London Euston. For those travelling by road, the A45 and A46 are within easy reach, providing convenient access to the wider West Midlands motorway network and beyond.

Combining a tranquil village setting with outstanding transport links and everyday amenities close at hand, Nailcote Avenue presents an ideal location for modern living.

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.





Nailcote Avenue, Coventry





Total Area: 128.7 m² ... 1385 ft² (excluding utility room)

All measurements are approximate and for display purposes only

CONTACT

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