

**2 Bedroom House - Terraced**  
**located on Hastings Road, Coventry**  
**Offers Over £170,000**

**UP Estates**



SPACIOUS TWO-BED TERRACED HOME | HIGH CEILINGS THROUGHOUT | SOUGHT-AFTER BALL HILL LOCATION | IDEAL FIRST-TIME BUY OR INVESTMENT

Situated on Hastings Road, just off Walsgrave Road in the popular Ball Hill area of Coventry, this well-proportioned two-bedroom mid-terraced property offers generous living space within easy reach of the city centre, Coventry University, and University Hospital Coventry. Local shops, supermarkets, and amenities are only a short walk away, while excellent bus routes provide quick access across the city.

The property boasts high ceilings throughout, enhancing the sense of space and light. The ground floor features a spacious open-plan lounge/diner, a galley-style kitchen, and a family bathroom to the rear.

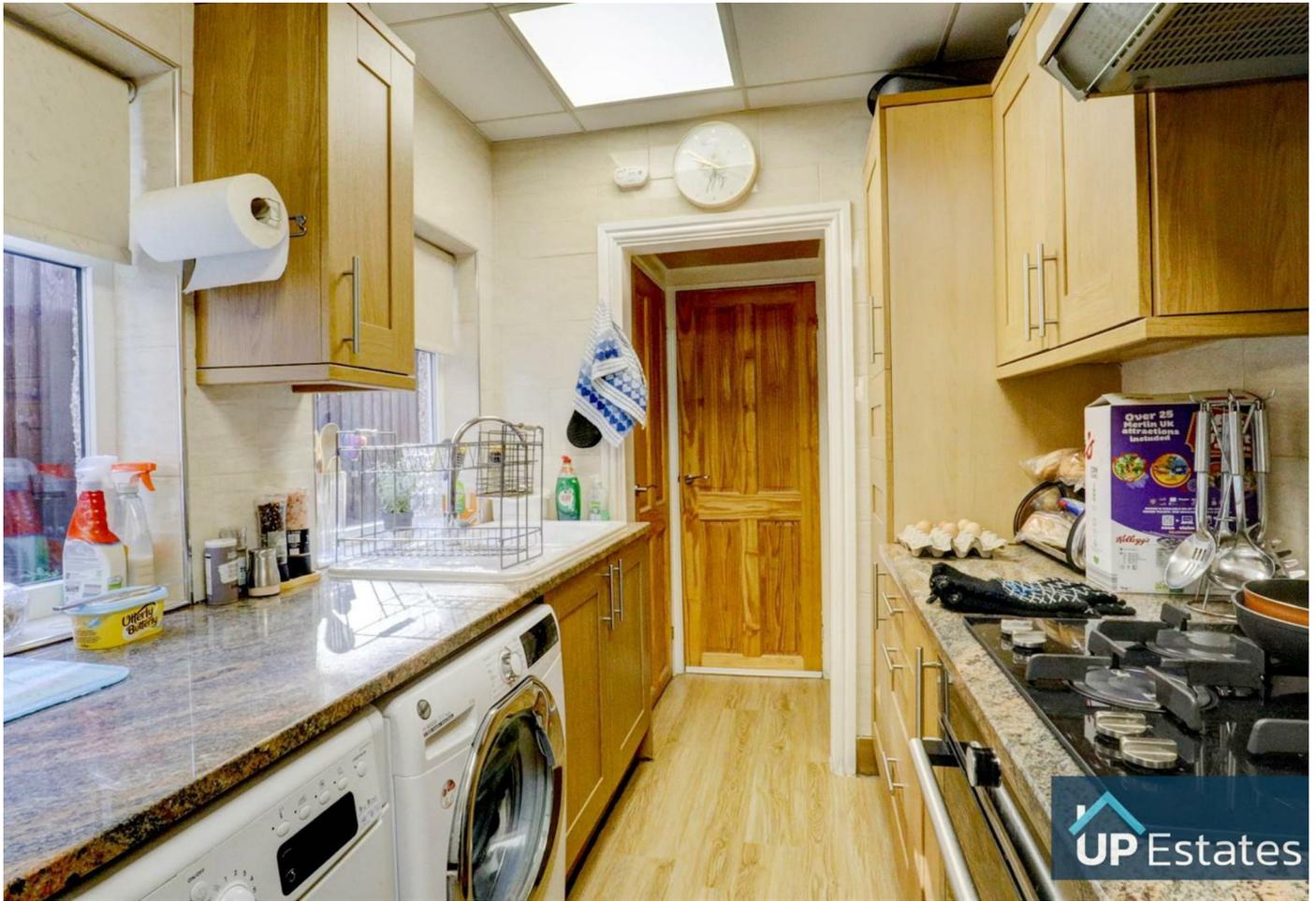
Upstairs, there are two large double bedrooms, both well-presented and versatile, making this home suitable for families, couples, or as an investment property.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor seating or entertaining.

## Offers Over £170,000

- TWO GENEROUS DOUBLE BEDROOMS WITH INTEGRATED QUALITY WARDROBES
- SOUGHT-AFTER LOCATION CLOSE TO CITY CENTRE & COVENTRY UNIVERSITY
- HIGH CEILINGS THROUGHOUT
- SPACIOUS OPEN-PLAN LOUNGE/DINER
- KITCHEN WITH GRANITE WORKTOPS
- LOW-MAINTENANCE SOUTH FACING PRIVATE REAR GARDEN
- EXCELLENT TRANSPORT LINKS & AMENITIES NEARBY
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS





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## 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.



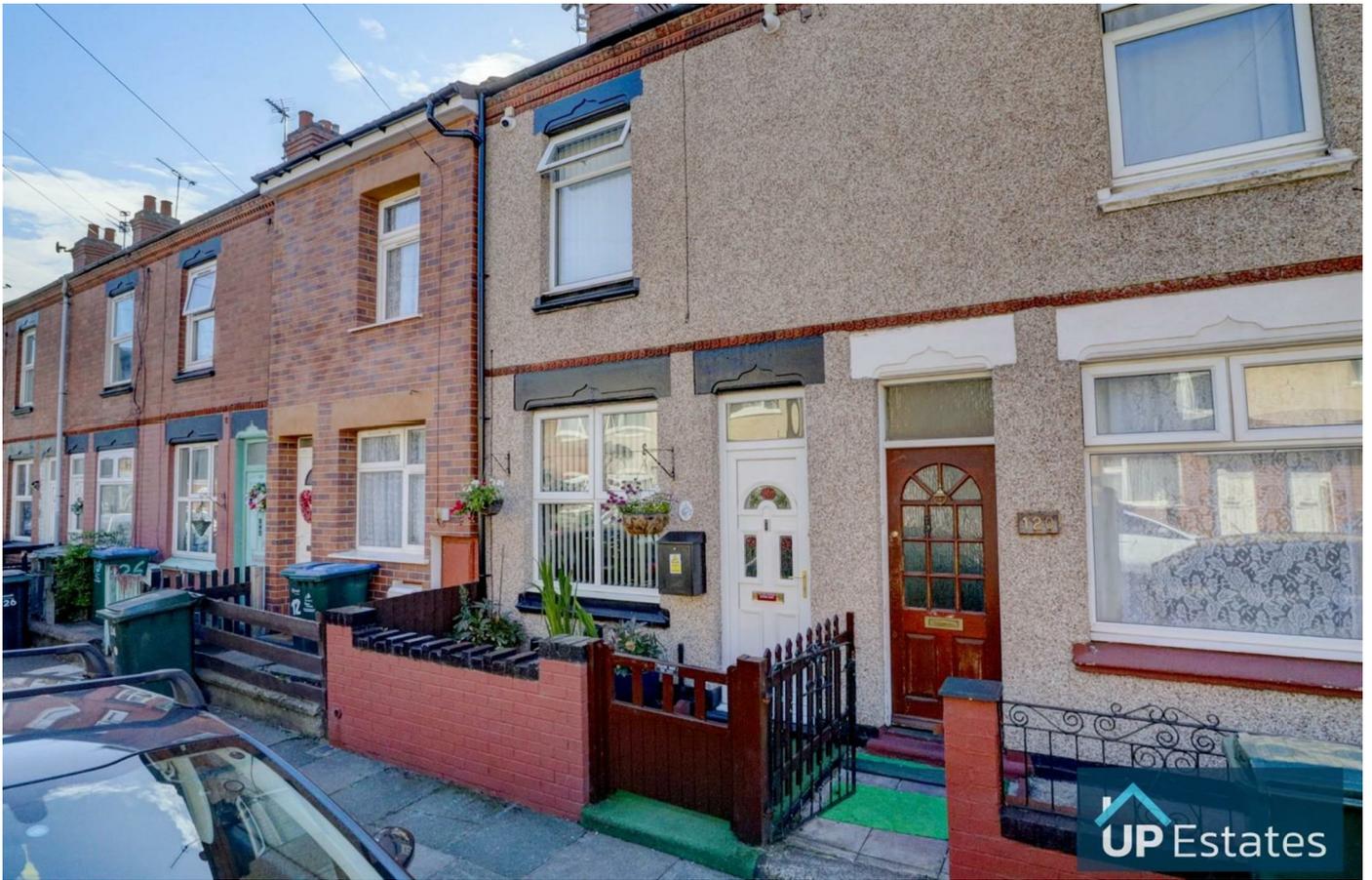
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance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



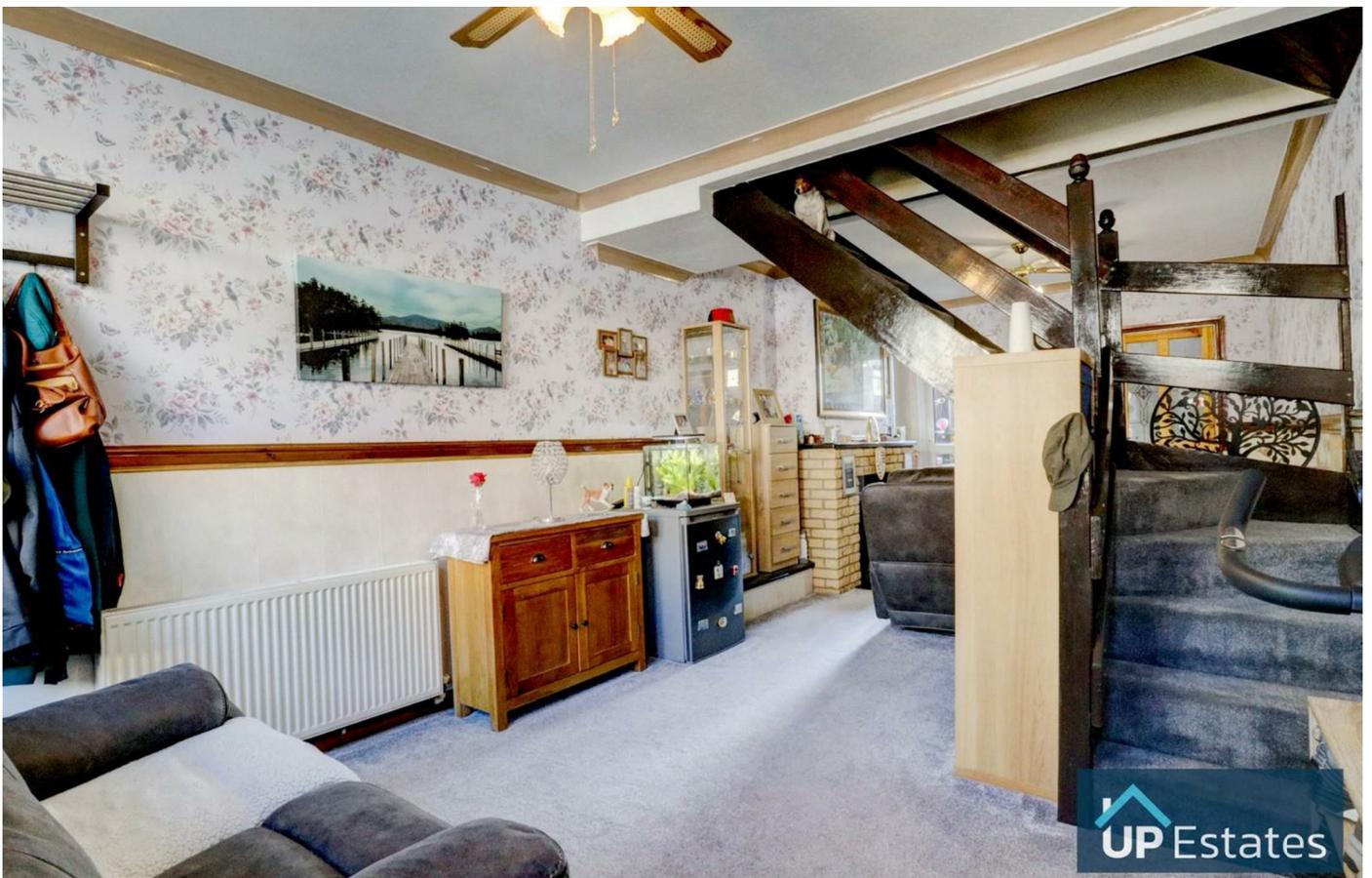
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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





Hastings Road, Coventry





Total Area: 69.1 m<sup>2</sup> .... 744 ft<sup>2</sup>

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

