



1 Bedroom House - Semi-Detached
located on Regina Crescent,
Coventry
Offers Over £200,000

 **UP Estates**



**** FANTASTIC SOUTH-EAST FACING PLOT -
EXTENDED SEMI-DETACHED BUNGALOW -
GARAGE WITH POWER & LIGHT - OPEN-PLAN
LOUNGE/DINER - KITCHEN & UTILITY ROOM - NO
FORWARD CHAIN ****

This is a fantastic opportunity to purchase an extended semi-detached bungalow, quietly positioned within Regina Crescent and offered to the market with no forward chain. Occupying a generous south-east facing plot, the property offers a lovely combination of versatile living space, excellent outdoor space and exciting potential, with viewing essential to fully appreciate the position and proportions of this home.

Very briefly comprising; driveway providing off-road parking, garage with power and light, entrance hall, generous lounge flowing through to an extended dining room with direct views and access into the mature, wrap-around south-east facing rear garden. The garden is a particular highlight, offering a peaceful, non-overlooked setting with established planting and excellent potential for those looking to create their own outdoor space.

Further accommodation includes a kitchen, extended utility room, double bedroom and shower room, completing this well-proportioned bungalow.

Offers Over £200,000

- FANTASTIC SOUTH EAST FACING PLOT
- NO FORWARD CHAIN
- GARAGE WITH POWER & LIGHT
- EXTENDED DINING ROOM AND UTILITY ROOM
- POPULAR LOCATION SURROUNDED BY AMENITIES
- GREAT POTENTIAL TO EXTEND STPP*



LOCATION

Regina Crescent offers a fantastic combination of convenience, connectivity and access to green space. Within a 15–20 minute walk, you'll find major supermarkets, a wide range of everyday amenities and University Hospital Coventry & Warwickshire. There are also plenty of leisure options close by, including a cinema, Pets at Home, B&M and a variety of popular eateries, including the welcoming Red Lion.

Excellent bus links are available just off Shirley Road on Woodway Lane, providing convenient connections to Coventry city centre, Arena Shopping Park and the hospital. For those who enjoy the outdoors, Wyken Nature Park offers beautiful local walks, while the historic parkland of Coombe Abbey is accessible by foot or bicycle via Farber Road, or just a short drive away. Commuters will also appreciate the excellent road links to the M6 and wider motorway network, making journeys further afield straightforward.

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.



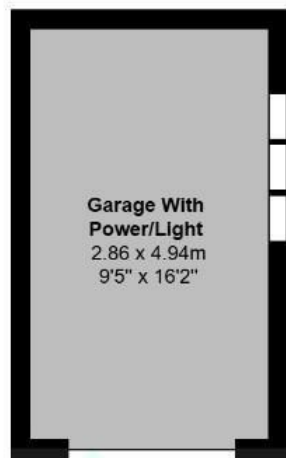
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Regina Crescent, Coventry





Total Area: 62.0 m² ... 668 ft² (excluding garage with power/light)

All measurements are approximate and for display purposes only

CONTACT

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