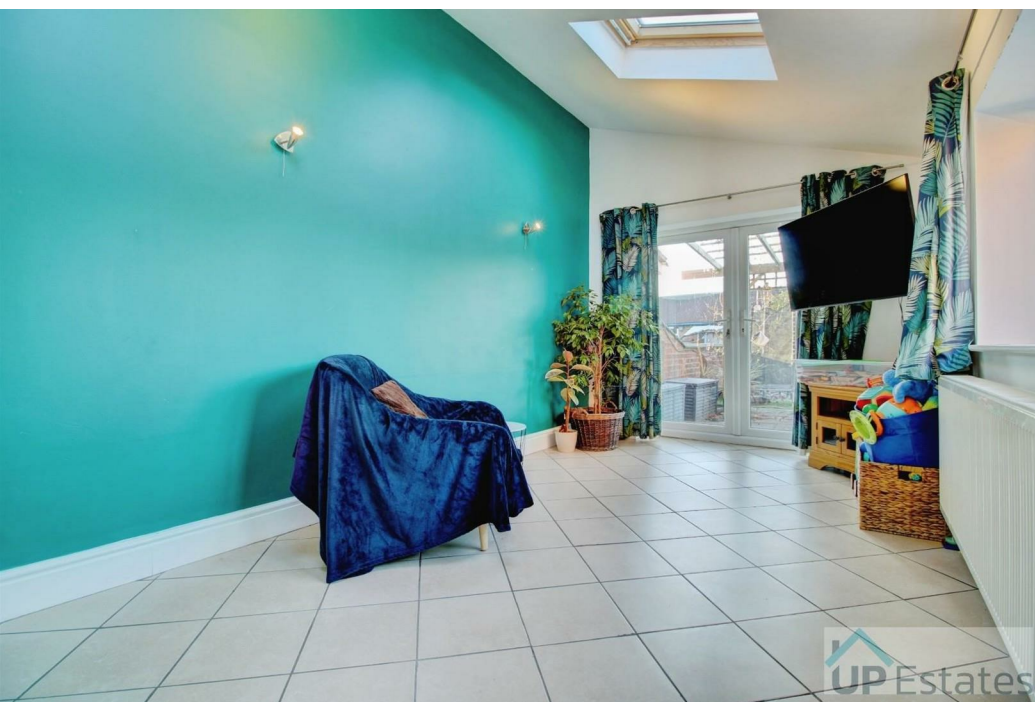




3 Bedroom House - Terraced
located on Raleigh Road, Coventry
Offers Over £265,000

UP Estates



**** EXTENDED AND DECEPTIVELY SPACIOUS, CHARACTERFUL FAMILY HOME - THREE DOUBLE BEDROOMS, THREE RECEPTION ROOMS, TWO BATHROOMS - NO FORWARD CHAIN - SOUTH/WEST FACING SUNNY GARDEN **** This beautifully presented and generously proportioned character home offers exceptional space, versatility, and period charm, making it an ideal choice for growing families. With three double bedrooms, three reception rooms, and two bathrooms, the property is offered with no forward chain and benefits from a sunny south-west facing garden.

Upon entering, you are welcomed by a porch leading into an inviting entrance hall featuring original Minton tiled flooring, setting the tone for the character found throughout the home. To the front, the living room boasts a charming bay window and feature fireplace, creating a warm and elegant space for relaxation. A separate dining room provides the perfect setting for family meals and entertaining.

The well-appointed kitchen includes a sink, oven, gas hob, extractor fan, and space for appliances, with a lobby leading to a utility area and a ground floor WC with shower room, adding excellent practicality. To the rear, the property has been thoughtfully extended to create a spacious sitting room/playroom, flooded with natural light from skylights and with doors opening directly onto the south-west facing garden—ideal for indoor-outdoor living.

The first floor offers a central landing with loft access, three well-proportioned double bedrooms, and a family bathroom, providing comfortable accommodation for all members of the household.

Location Highlights:

Raleigh Road is superbly positioned with convenient access to the city centre and everyday amenities. A selection of highly regarded schools are within walking distance, including Sacred Heart Catholic Primary, Ravensdale Primary, and Stoke Park Secondary School. Local shops, Caludon Castle Park, and University Hospital are all just a short drive away.

Call now to secure a viewing!

Offers Over £265,000

- NO FORWARD CHAIN
- EXTENDED, DECEPTIVELY SPACIOUS FAMILY HOME
- THREE RECEPTION ROOMS
- TWO BATHROOMS & UTILITY
- THREE DOUBLE BEDROOMS
- SOUTH/WEST FACING GARDEN





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.

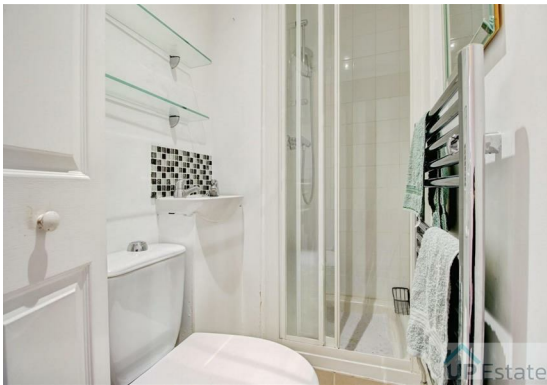
All measurements are approximate and intended



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.





Raleigh Road, Coventry





Total Area: 129.7 m² ... 1397 ft²

All measurements are approximate and for display purposes only

CONTACT

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