



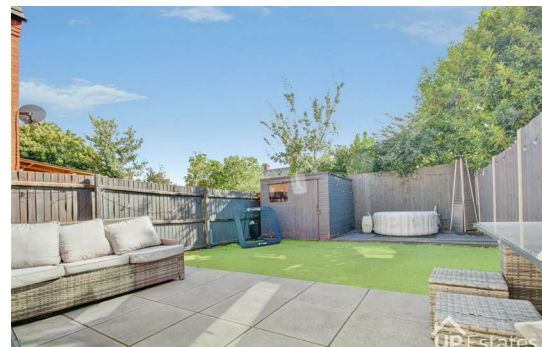
UP Estates



UP Estates



UP Estates



UP Estates

3 Bedroom House - End Terrace
located on Marjorie Way, Coventry
£260,000

UP Estates



**** MULTI-CAR DRIVEWAY - SPACIOUS SOUTH-FACING GARDEN - QUIET CUL-DE-SAC POSITION - NO FORWARD CHAIN - THREE BEDROOMS - TWO BATHROOMS & WC ****

A fantastic opportunity to purchase this well-presented three-bedroom end-of-terrace family home, tucked away at the end of a quiet cul-de-sac on the highly sought-after Copeswood development, Marjorie Way. Offering well-proportioned accommodation, a generous driveway and a private south-facing garden, this property is ideal for first-time buyers, families or investors.

The ground floor comprises an inviting entrance hall, downstairs WC and modern kitchen/breakfast room, fitted with an integrated oven, hob and extractor, sink and space for additional appliances. To the rear is a spacious living room with direct access into the private south-facing garden, providing an excellent space for relaxing and entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms, with the generous principal bedroom benefiting from its own en-suite shower room. A modern family bathroom completes the accommodation.

Externally, the property benefits from a spacious south-facing rear garden and a larger-than-average driveway providing off-road parking for multiple vehicles.

Situated within easy reach of local amenities, schools, transport links and major commuter routes, this is a practical and well-positioned family home offering excellent outside space and flexible accommodation.

NO FORWARD CHAIN – VIEWING HIGHLY RECOMMENDED!

£260,000

- NO FORWARD CHAIN
- PARKING FOR THREE CARS
- WC, ENSUITE & BATHROOM
- THREE BEDROOMS
- SOUTH FACING GARDEN
- TUCKED AWAY IN CUL DE SAC



LOCATION

Situated on the highly sought-after Copsewood development in Binley, Marjorie Way offers contemporary living with a friendly community. The area boasts excellent road links, a good range of shops including Warwickshire Shopping Park, nearby schools, a health club, a golf course, and close proximity to the University Hospital.



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.



Marjorie Way, Coventry





Total Area: 79.3 m² ... 853 ft²

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
T: 024 7771 0780

 **UP**Estates