



4 Bedroom House - Terraced
located on Humber Road, Coventry
£325,000

 **UP Estates**

FOUR BEDROOM MID TERRACED HOME | LOFT ROOM |
CONSERVATORY | GARAGE & PARKING | WELL PRESENTED
THROUGHOUT

Situated in a convenient location close to Blue Coat Church of England School, this well presented four bedroom mid terraced home offers spacious and versatile accommodation, ready to move straight into. The property benefits from excellent transport links with easy access to Coventry City Centre, along with a range of local amenities nearby.

The ground floor comprises a spacious living room, a downstairs WC and an open plan kitchen diner with double doors leading into the conservatory, creating a bright and sociable living space. The property also benefits from tiled flooring to the kitchen, understairs storage area and dining space, while the WC and bathroom are fully tiled throughout.

Upstairs, there are two double bedrooms, a well proportioned single bedroom and a modern family bathroom. The main bedroom benefits from a full size built in wardrobe. Stairs also lead to a converted loft as a large double bedroom. The property further benefits from a sun room extension, adding valuable additional living space.

Wooden flooring runs through the bedrooms, living room and hallways, adding to the property's modern and well maintained feel.

Externally, the property benefits from a good sized low maintenance rear garden with an external water outlet and access to the garage. The spacious single garage has been upgraded with loft level storage and a loft ladder, and there is a parking space directly in front.

Further benefits include a Baxi Duo Tec 24 combi boiler with A/A energy rating installed in November 2020 with a seven year warranty, Nest smart central heating, BT and SKY broadband availability via CityFibre and CCTV with two cameras.

This is a fantastic opportunity to acquire a spacious and upgraded home in a well connected location.



£325,000

- FOUR BEDROOM MID TERRACED HOME
- WELL PRESENTED & READY TO MOVE INTO
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN DINER
- CONSERVATORY
- DOWNSTAIRS WC
- DIRECT CATCHMENT FOR BLUE COAT SCHOOL
- LOW MAINTENANCE REAR GARDEN
- SINGLE GARAGE & PARKING SPACE
- EASY ACCESS TO CITY CENTRE & LOCAL AMENITIES





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.

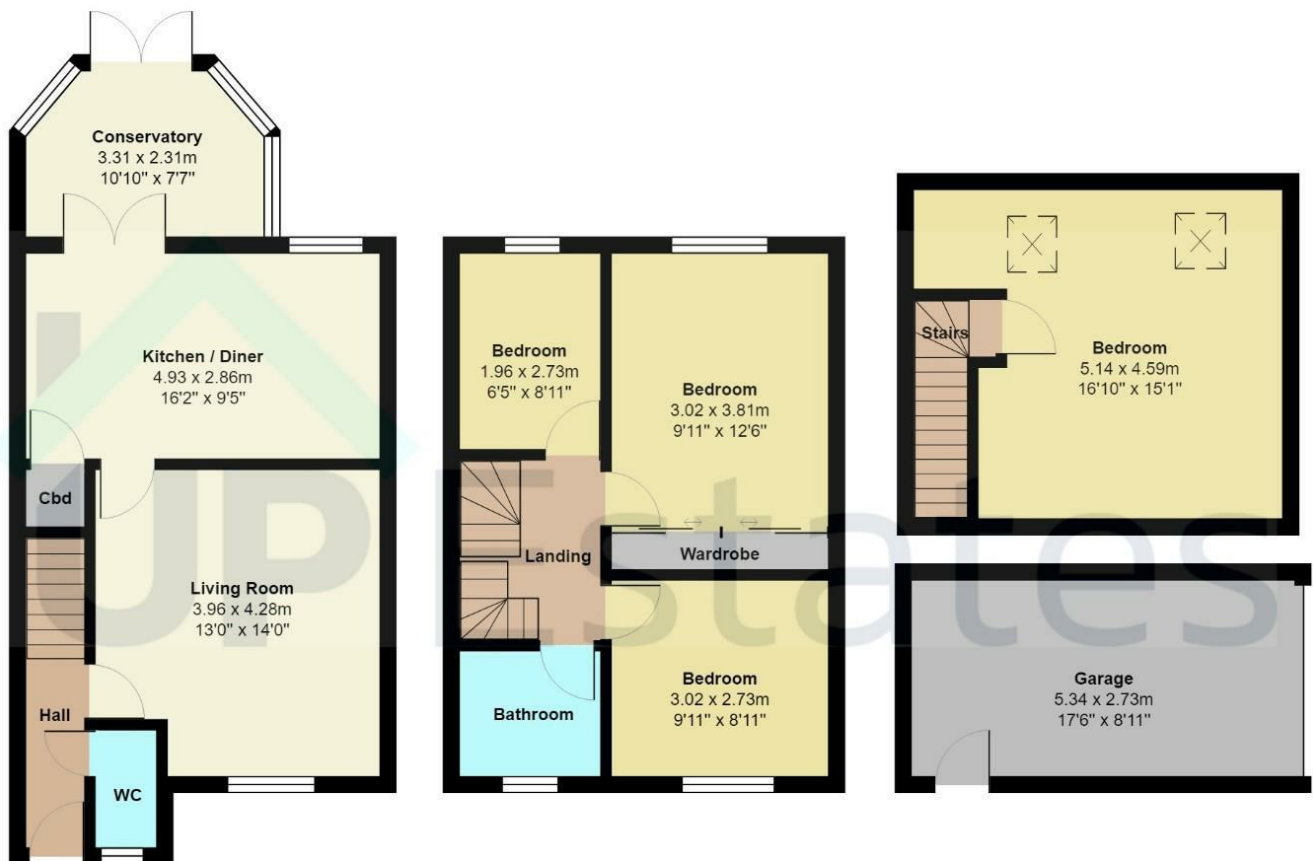
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Humber Road, Coventry





Total Area: 106.6 m² ... 1148 ft² (excluding garage)

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

