



3 Bedroom House - Semi-Detached
located on Marshall Road, Coventry
£240,000

UP Estates



THREE BEDROOM SEMI DETACHED HOME | READY TO MOVE INTO | QUIET CUL-DE-SAC | CONSERVATORY | LARGE REAR GARDEN | DRIVEWAY FOR THREE VEHICLES

Situated in a quiet cul-de-sac with a central green, this well presented three bedroom semi detached family home offers spacious and practical living, ideal for growing families. The property benefits from excellent transport links with easy access to the A444 and M6, and is within a short drive of Bedworth Train Station, along with a range of local amenities nearby.

The ground floor comprises a spacious entrance hallway leading into a bright living room which flows through to the dining room, creating a fantastic open feel. Sliding doors from the dining area lead into a conservatory, providing additional living space and views over the garden. The property also benefits from a well proportioned kitchen/breakfast room with side access.

An external hallway area provides access to the rear garden, front driveway, a downstairs WC, a useful store room and a utility space, adding further practicality to the home.

Upstairs, there are two large double bedrooms, a spacious single bedroom and a family bathroom completing the first floor.

Externally, the property boasts a large rear garden with a decking area and lawn, perfect for outdoor entertaining. To the front, there is a driveway providing off road parking for up to three vehicles.

This is a fantastic opportunity to acquire a ready to move into family home in a peaceful and well connected location.

£240,000

- THREE BEDROOM SEMI DETACHED HOME
- READY TO MOVE INTO
- QUIET CUL-DE-SAC WITH CENTRAL GREEN
- SPACIOUS LIVING ROOM & DINING ROOM
- CONSERVATORY
- KITCHEN / BREAKFAST ROOM WITH SIDE ACCESS
- UTILITY SPACE, STORE ROOM & DOWNSTAIRS WC
- LARGE REAR GARDEN WITH DECKING & LAWN
- DRIVEWAY FOR THREE VEHICLES





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.





Marshall Road, Exhall, Coventry





Total Area: 99.8 m² ... 1075 ft² (excluding hall, wc, store, utility room)

All measurements are approximate and for display purposes only

CONTACT

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