



**3 Bedroom House - Terraced**  
**located on Farren Road, Coventry**  
**£290,000**

**UP Estates**



**\*\* EXTENDED, BAY FRONTED, DECEPTIVELY SPACIOUS FAMILY HOME - USABLE LOFT - TRIPLE GLAZED FRONT WINDOWS - GARAGE WITH ELECTRIC ROLLER SHUTTER, POWER/LIGHT - THREE WELL PROPORTIONED BEDROOMS WITH INTEGRATED STORAGE - POPULAR LOCATION NEAR UHCW - STUNNING, NON-OVERLOOKED SOUTH/EAST FACING PRIVATE GARDEN - EXTENDED BATH & SHOWER ROOM \*\*** This is a fantastic opportunity to purchase a deceptively spacious, extended, double bay fronted family home on the popular Farren Road! Viewing is essential to appreciate this home which very briefly comprises of; front garden, porch, entrance hall, extended kitchen breakfast room with ample storage, followed by the spacious open plan lounge diner. To the rear is the south east facing, private garden, a true oasis! With garage/workshop space to the rear, benefitting from electric roller shutter, power and light. The home overlooks rear woodland, adding to the serene atmosphere, yet being close to a wide range of amenities and transport links. On the first floor off of the landing, the impressive, extended, bathroom boasts floating bath, walk in shower cubicle, hand wash basin, WC and storage. There are three well proportioned bedrooms all with integrated wardrobe storage completing this floor. Furthermore, there is access to the usable loft space with skylight! Call now to view!

£290,000

- EXTENDED DOUBLE BAY FRONTED FAMILY HOME
- SOUTH EAST FACING PRIVATE GARDEN
- GARAGE / WORKSHOP WITH ELECTRIC ROLLER SHUTTER
- THREE BEDROOMS WITH INTEGRATED WARDROBES
- USABLE LOFT SPACE
- SOUGHT AFTER LOCATION NEAR TO UHCW





## LOCATION

The property is within walking distance of the University Hospital of Coventry & Warwickshire, benefits from a frequent bus service between the hospital and the City Centre whilst there is nearby access to the M6, M69 and both the A46 and A45 trunk roads. This fantastic home is also close to numerous local shops and other amenities. Local schools include Caludon Castle, Wyken Croft and the well regarded St John Fisher RC Primary School.

## 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.

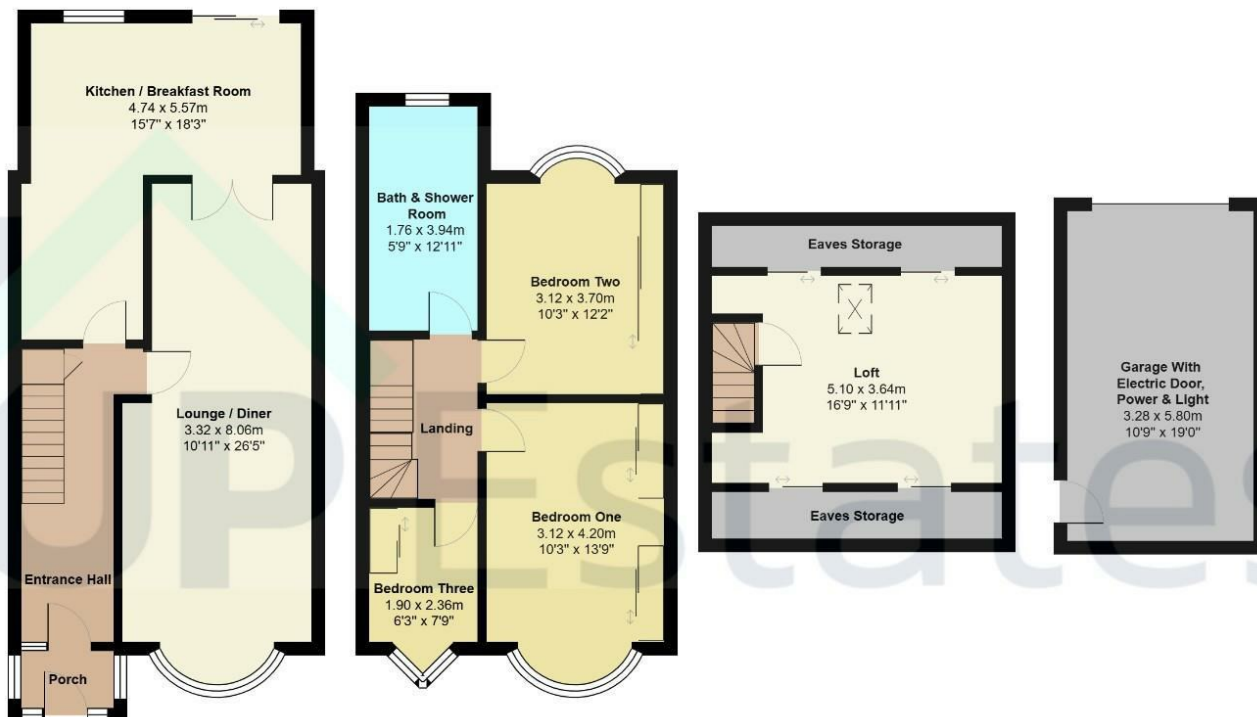
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Farren Road, Coventry





Total Area: 131.7 m<sup>2</sup> ... 1417 ft<sup>2</sup> (excluding garage with electric door, power & light)  
 All measurements are approximate and for display purposes only

## CONTACT

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