







3 Bedroom House - Semi-Detached

located on Deans Way, Coventry

£250,000

UP Estates

UP Estates

3

1

1

C

£250,000

- MUCH IMPROVED SEMI-DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- LARGE GARDEN WITH GREAT POTENTIAL TO EXTEND
- DRIVEWAY FOR TWO VEHICLES
- NEW ROOF, RE-WIRE AND FUSE BOX 2022
- SPACIOUS LOUNGE AND KITCHEN DINER

** WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME - SPACIOUS LOUNGE & KITCHEN/DINER - IMPRESSIVELY SIZED REAR GARDEN - DRIVEWAY PARKING - HEATED FLOORING IN BATHROOM - NEW ROOF, REWIRE & REPLACEMENT FUSE BOX IN 2022**

Up Estates are delighted to present this well maintained and much-improved three bedroom semi-detached family home, ideally positioned on Deans Way in the popular residential area of Ash Green. Offering spacious and versatile accommodation, a generously sized rear garden and the benefit of significant improvements carried out in 2022, this fantastic property presents an excellent opportunity for families, first-time buyers and those looking to take their next step on the property ladder. Viewing is highly recommended!

Upon approach, the property benefits from a private driveway providing convenient off-road parking, leading into a welcoming entrance hall. The ground floor boasts a spacious and inviting family lounge, providing the perfect setting for relaxing and entertaining, whilst the kitchen/diner offers ample space for everyday cooking and family dining. Patio doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living.

Outside, the impressively sized rear garden is a particular highlight, offering fantastic potential for outdoor entertaining, children's play areas or keen gardeners to enjoy. The generous outdoor space provides an excellent extension of the family accommodation.

To the first floor, the landing provides access to three well proportioned bedrooms and the family bathroom with heated flooring, completing this practical and appealing family home.

Further benefits include a new roof, electrical rewire and replacement fuse box, all completed in 2022, offering valuable improvements for prospective purchasers.

A FANTASTIC FAMILY HOME WITH GENEROUS OUTDOOR SPACE – CALL UP ESTATES TODAY TO ARRANGE YOUR VIEWING!







LOCATION

Conveniently located for easy access to the A444, M6 motorway network, CBS Arena, Arena Shopping Park and a range of local amenities, the property provides an excellent opportunity for families and commuters alike.

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.

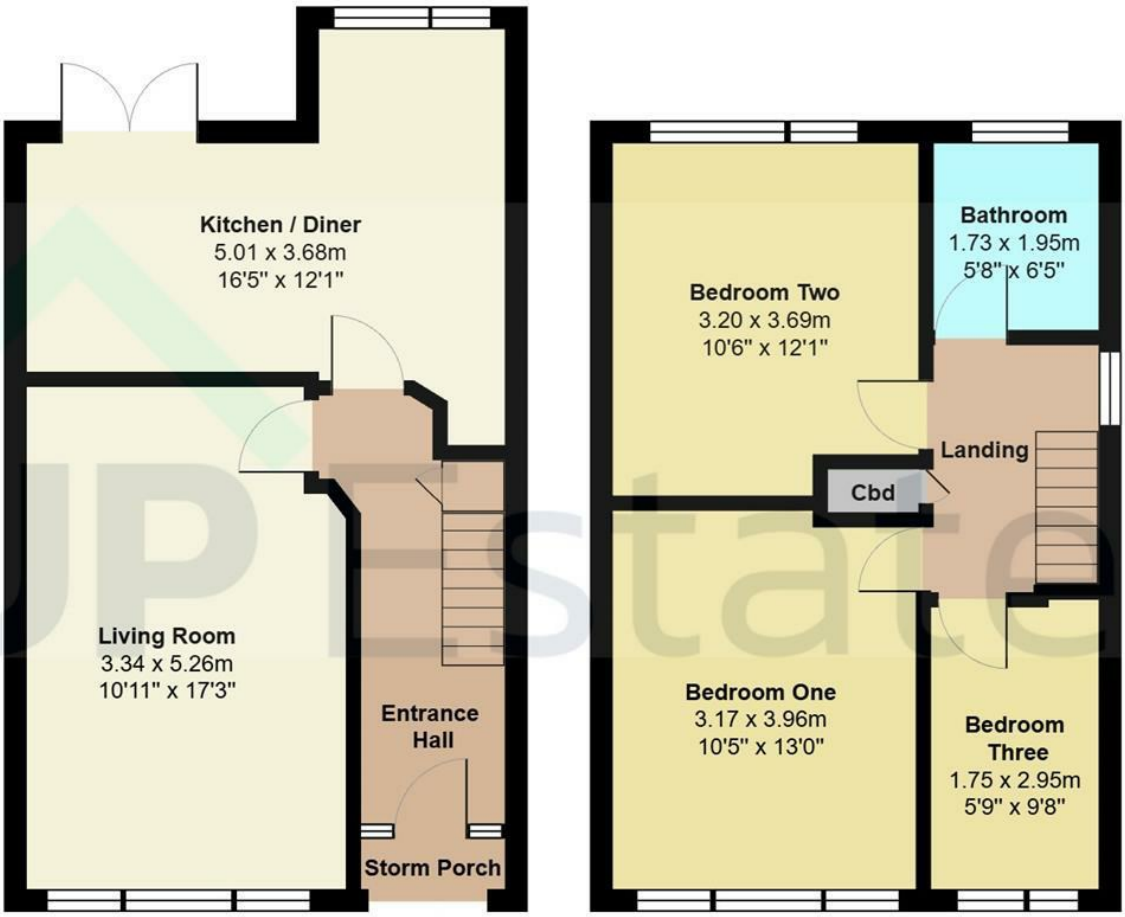
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Deans Way, Coventry





Total Area: 81.2 m² ... 874 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790