



**3 Bedroom House - End Terrace**  
**located on Arch Road, Coventry**  
**£190,000**

**UP Estates**



**\*\* NO FORWARD CHAIN - FANTASTIC LOCATION - HALLS TOGETHER END OF TERRACE \*\***

This exceptionally located three-bedroom end-of-terrace property presents an ideal family home, perfectly positioned close to UHCW (University Hospital Coventry & Warwickshire) and excellent local schools.

Upon entering, you are greeted by the hallway that leads into the spacious ground floor. The property features a through living and dining room, thoughtfully designed to create a seamless flow between spaces—perfect for family living and entertaining.

The extended kitchen provides room for cooking and casual dining, while the lean-to at the rear offers convenient access to a generous, well-maintained garden—an ideal space for outdoor activities and relaxation.

Upstairs, the property boasts two double bedrooms, offering plenty of space for comfortable living, alongside a single bedroom, perfect for a child's room or a home office. The family bathroom completes the first-floor layout, providing all essential amenities.

Externally, the property benefits from a good-sized lawned garden, providing a private outdoor retreat. Gated vehicular access to the parking area adds practicality, ensuring a secure and convenient solution for parking.

This home is particularly appealing to healthcare professionals or anyone seeking proximity to UHCW. Families will also appreciate the nearby good schools, providing excellent educational opportunities. With great potential to personalise and add your own touch, this property represents a fantastic opportunity in a highly sought-after location. Call now to secure a viewing!

**£190,000**

- NO FORWARD CHAIN
- SPACIOUS FAMILY HOME
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- HALLS TOGETHER END OF TERRACE
- LARGE GARDEN
- FANTASTIC POTENTIAL
- CALL NOW TO VIEW!





## 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.





Arch Road, Coventry





Total Area: 95.8 m<sup>2</sup> ... 1031 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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