



**3 Bedroom House - End Terrace**  
**located on St. Lukes Road,**  
**Coventry**  
**£185,000**

 **UP Estates**



**\*\*NO CHAIN\*\*** This three-bedroom end-terrace home, situated in the popular Holbrooks area of Coventry, offers a fantastic opportunity for buyers looking to create a wonderful family home.\*\*

The property welcomes you through an entrance hallway, leading into a cosy living room complete with built-in cupboard storage and views to the front aspect of the home. From here, the layout flows seamlessly into the kitchen, which features fitted units and pleasant views over the rear garden. Adjacent to the kitchen, you'll find a convenient ground floor shower room and WC, adding practicality for busy households. To the rear of the property is a generously sized bedroom, enjoying further views of the garden and offering flexible living space. Upstairs, the first floor comprises two well-proportioned bedrooms, both benefiting from built-in storage solutions. A family bathroom completes this level. Externally, the property boasts a private driveway to the front, providing off-road parking. To the rear, there is a generous private garden, ideal for outdoor enjoyment or future landscaping. While the property does require some modernisation, it presents excellent potential and would make a lovely home once updated. Ideally located, it is close to local shops, schools, and a range of everyday amenities.

£185,000

- THREE BEDROOM END-TERRACE HOME
- COSY LIVING ROOM WITH BUILT IN STORAGE
- FITTED KITCHEN WITH GARDEN VIEWS
- GROUND FLOOR WC AND SHOWER ROOM
- ADDITIONAL GROUND FLOOR BEDROOM WITH GARDEN OUTLOOK
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING
- GENEROUS REAR GARDEN
- EXCELLENT POTENTIAL - REQUIRES SOME MODERNISATION
- CONVENIENT LOCATION CLOSE TO LOCAL SHOPS, SCHOOLS AND 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

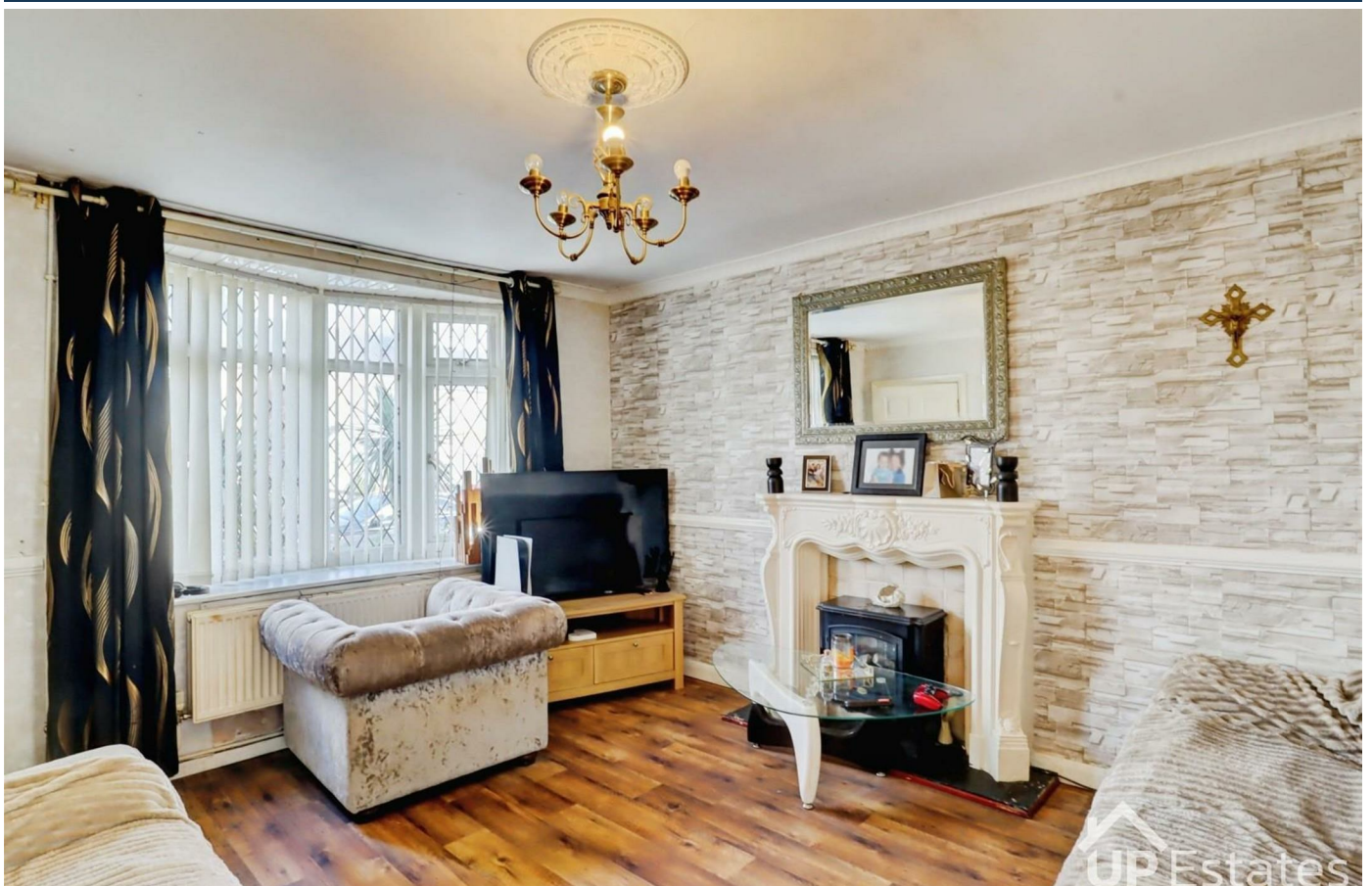
as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

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.



St. Lukes Road, Coventry





Total Area: 78.6 m<sup>2</sup> ... 846 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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