



**3 Bedroom House - Semi-Detached**  
**located on Wainbody Avenue South,**  
**Coventry**  
**Offers Over £375,000**

 **UP Estates**



THREE BEDROOM SEMI DETACHED HOME | SOUGHT AFTER LOCATION | TWO RECEPTION ROOMS | OPEN PLAN KITCHEN DINER | DRIVEWAY & GARAGE | BEAUTIFUL REAR GARDEN

Situated just off Kenpas Highway in a highly sought after area, this well presented three bedroom semi detached home offers spacious and versatile living throughout. The property is ideally located close to Finham Park School and Bishop Ullathorne Catholic School, with easy access to the A45, A444, University of Warwick and Cannon Park Shopping Centre, along with a range of local amenities.

The ground floor comprises a comfortable living room and a separate reception room with double doors opening onto the rear garden, providing flexible living or dining space. There is also a spacious kitchen diner with double doors to the garden, creating a bright and sociable area ideal for modern living. A downstairs WC completes the ground floor.

Upstairs, the property offers two spacious double bedrooms along with a well proportioned single bedroom. A modern family bathroom completes the first floor.

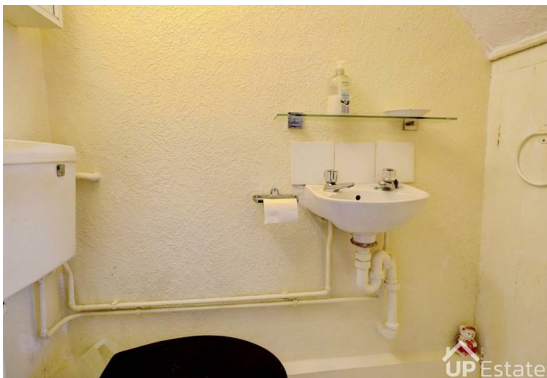
Externally, the rear garden is beautifully maintained and offers a generous outdoor space, perfect for relaxing or entertaining. To the front, there is a driveway providing off road parking for two vehicles along with access to a single garage.

This is a fantastic opportunity to acquire a family home in a prime location.



## Offers Over £375,000

- THREE BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER FINHAM LOCATION
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN DINER WITH GARDEN ACCESS
- DOWNSTAIRS WC
- BEAUTIFULLY MAINTAINED REAR GARDEN
- DRIVEWAY FOR TWO VEHICLES
- SINGLE GARAGE
- EASY ACCESS TO A45, A444 & UNIVERSITY OF WARWICK



### **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.





Wainbody Avenue South, Coventry





Total Area: 110.0 m<sup>2</sup> ... 1184 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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