



**2 Bedroom Maisonette**  
**located on Vincote Road, Coventry**  
**£130,000**

**UP Estates**



**\*\*NO UPWARD CHAIN\*\*** - This well-presented two-bedroom maisonette in the area of Longford, Coventry offers a fantastic opportunity for first-time buyers, small families, or investors alike.

Accessed via a private entrance, the property welcomes you with stairs leading to the first floor. At the heart of the home is a bright and airy living/dining room, providing a comfortable and versatile space ideal for both relaxing and entertaining. Adjacent to the living area is a well-appointed kitchen, featuring a range of built-in cupboard units and ample worktop space, perfect for everyday cooking needs. The property boasts two generously sized bedrooms, both benefiting from built-in wardrobes and additional cupboard storage, ensuring practicality alongside comfort. The family bathroom is fitted with a bath and overhead shower, catering to all preferences. Throughout the home, well-proportioned windows allow natural light to flood in, enhancing every room.

Externally, the property benefits from its own private garden area to the rear—an ideal spot for enjoying summer afternoons or outdoor relaxation. On-street parking is available to the front of the property. Situated in Longford, the home enjoys excellent transport links via the M6, providing easy access to Coventry and surrounding areas. A wide range of local shops, schools, and amenities are within close proximity, making this a highly convenient location. Property is Leasehold which we understand has 129 years left on the lease but with no service charges or ground rent.

£130,000

- NO UPWARD CHAIN
- TWO BEDROOM FIRST FLOOR MAISONETTE
- BRIGHT AND SPACIOUS LIVING/ DINING ROOM
- TWO GOOD SIZED BEDROOMS BENEFITING FROM BUILT IN STORAGE OPTIONS
- FAMILY STYLE BATHROOM WITH BATH AND OVERHEAD SHOWER
- LARGE WINDOWS THROUGHOUT PROVIDING PLENTY OF NATURAL LIGHT
- PRIVATE REAR GARDEN AREA
- ON STREET PARKING AVAILABLE
- EXCELLENT TRANSPORT LINKS TO CITY CENTRE AND SURROUNDING AREAS
- 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.



Vinecote Road, Longford, Coventry





Total Area: 56.7 m<sup>2</sup> ... 611 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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