# 3 Bedroom House - End Terrace

## located on Warmwell Close, Coventry

## Offers Over £270,000

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## Offers Over £270,000

- IMMACULATELY PRESENTED FAMILY HOME
- EXTENDED KITCHEN/DINING ROOM
- GARAGE & DRIVEWAY
- THREE WELL PROPORTIONED BEDROOMS
- SOUGHT AFTER LOCATION
- WC & FAMILY BATHROOM (2025)

** BEAUTIFULLY PRESENTED, DECEPTIVELY SPACIOUS, HALLS TOGETHER END OF TERRACE FAMILY HOME - THREE GOOD SIZED BEDROOMS - WC & FAMILY BATHROOM - LANDSCAPED GARDEN WITH PORCELAIN TILES (2024) - GARAGE WITH POWER/LIGHT - RE-FITTED BATHROOM (2025) - EXTENDED KITCHEN/DINER - CLOSE TO UNIVERSITY HOSPITAL ** This beautifully presented, halls-together end-of-terrace family home is tucked away in a quiet cul-de-sac on Warmwell Close, in the highly sought-after Walsgrave area. Offering a perfect combination of style, space, and convenience, it provides excellent access to University Hospital Coventry, local amenities, schools, transport links, and commuter routes — making it an ideal choice for both families and investors.

The ground floor features a welcoming storm porch leading to the entrance hall, a convenient WC, a spacious family living room, and an extended kitchen/diner ideal for modern family living. To the rear, you'll find a stunning landscaped garden with porcelain tiles (2024), planted borders, and gated side access — perfect for entertaining or relaxing outdoors.

Upstairs, the property offers three generously sized bedrooms, two with built-in wardrobes, and a modern family bathroom, re-fitted in 2025, completing the first floor.

Additional benefits from a garage with power and light, and ample parking via the driveway, along with three guest permits at no charge (24 hours), and an optional three permanent residents permits at £20 per annum.

This is a rare opportunity to secure a stylish, ready-to-move-in family home in a prime location. Call today to arrange your viewing!

## 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.

# Warmwell Close, Coventry

Total Area: 102.7 m² ... 1105 ft²

All measurements are approximate and for display purposes only


**CONTACT**

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