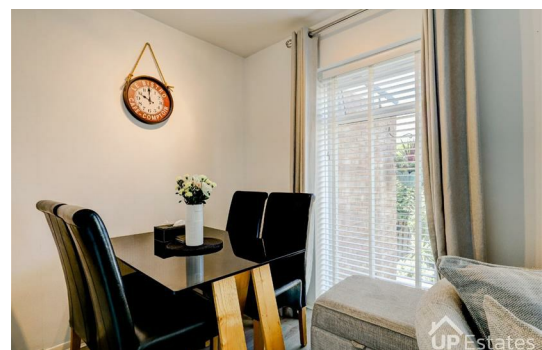




3 Bedroom House - Semi-Detached
located on Abbeydale Close,
Coventry
Offers Over £270,000

UP Estates



WELL PRESENTED THREE BEDROOM HOME | GARAGE & DRIVEWAY | EXCELLENT LOCATION | GREAT POTENTIAL

Situated in a sought after location just off Clifford Bridge Road, this well maintained three bedroom home offers spacious accommodation throughout and excellent potential to further enhance, including the opportunity for a garage conversion, subject to the necessary permissions. Ideally positioned close to University Hospital Coventry & Warwickshire, Warwickshire Shopping Park, Binley Business Park and local amenities, the property also benefits from easy access to the A46 and excellent transport links.

The accommodation begins with a spacious entrance porch leading into a generous hallway with internal access to the integral garage. The well proportioned kitchen offers ample cupboard and worktop space, while the spacious open plan lounge diner provides a bright and versatile living area, perfect for both relaxing and entertaining.

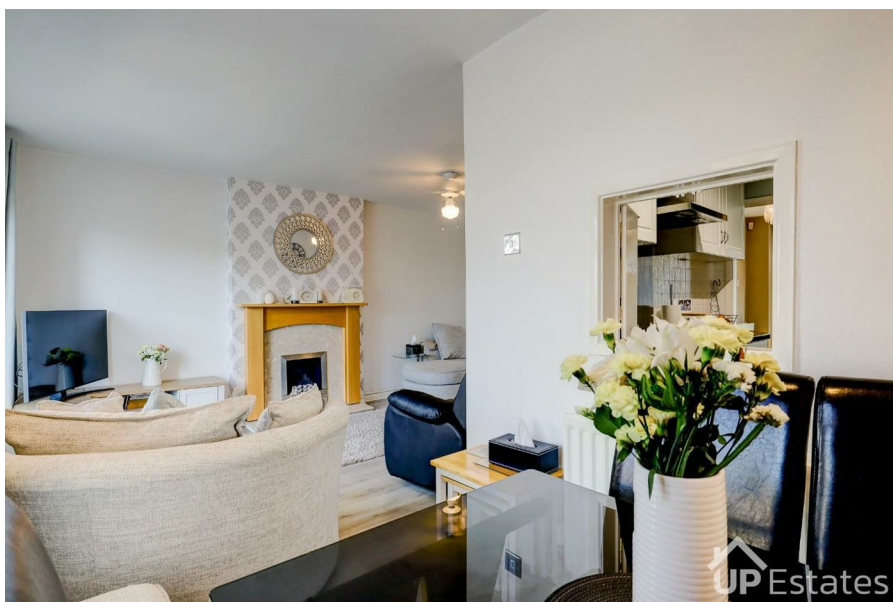
Upstairs, there are two generous double bedrooms, both benefitting from built in wardrobes, a well proportioned single bedroom and a family bathroom.

Externally, the multi tiered rear garden features a decked seating area at the top with a lawn below, creating an attractive and versatile outdoor space. To the front, a driveway provides off road parking for two vehicles and access to the integral garage.

This is a fantastic opportunity to purchase a spacious family home in a highly convenient and well connected location.

Offers Over £270,000

- WELL PRESENTED THREE BEDROOM HOME
- SPACIOUS OPEN PLAN LOUNGE DINER
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- WELL PROPORTIONED KITCHEN
- INTEGRAL GARAGE WITH CONVERSION POTENTIAL (STPP)
- MULTI TIERED REAR GARDEN WITH DECKING
- DRIVEWAY FOR TWO VEHICLES
- EASY ACCESS TO UHCW & THE A46
- CLOSE TO WARWICKSHIRE SHOPPING PARK & BINLEY BUSINESS PARK
- GREAT TRANSPORT LINKS & LOCAL 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.

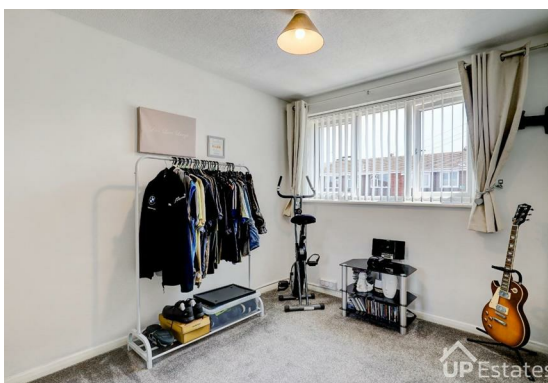
All measurements are approximate and intended



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.

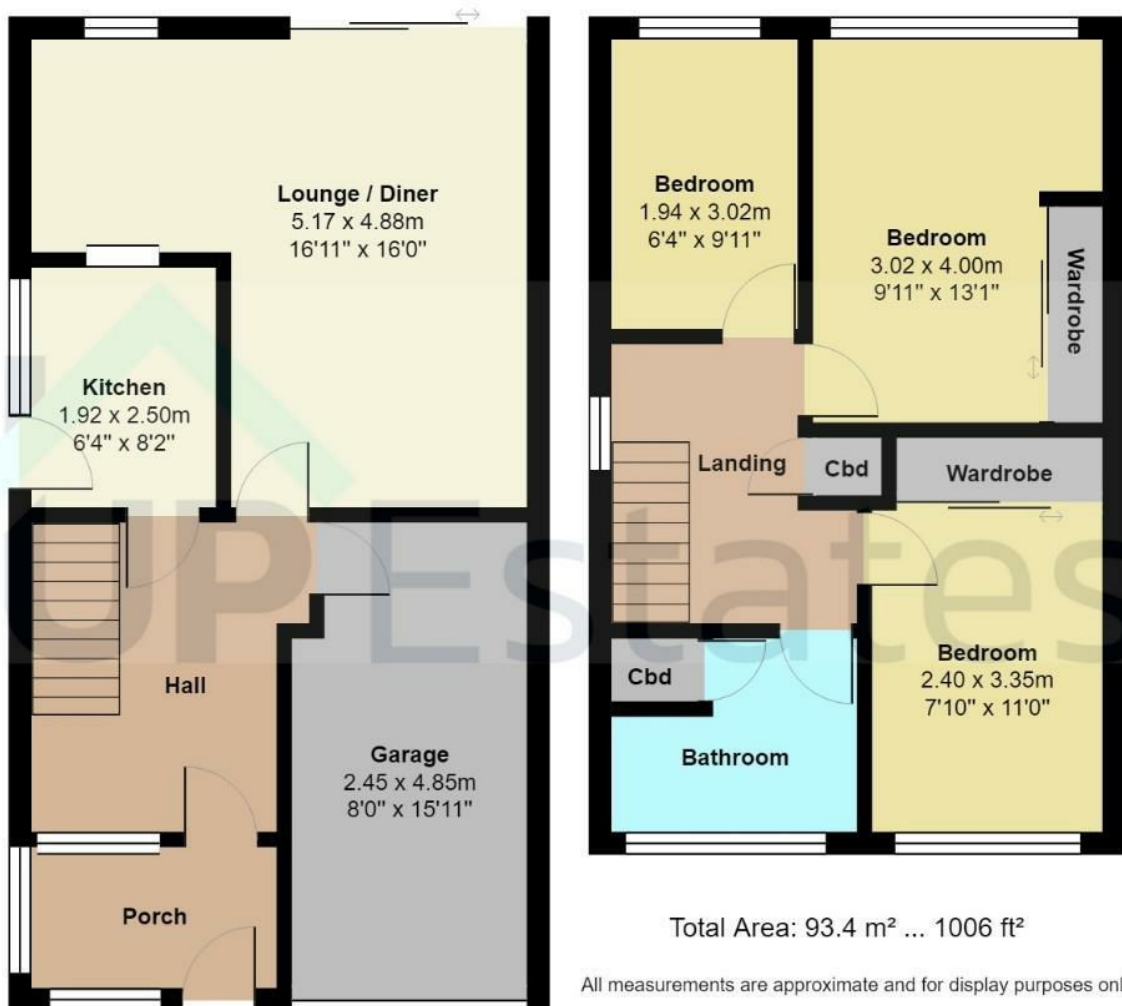
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Abbeydale Close, Coventry





CONTACT

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