



**2 Bedroom House - Detached**  
**located on Elizabeth Way, Coventry**  
**£200,000**

**UP Estates**



**\*\* DETACHED TWO DOUBLE BEDROOM PROPERTY - FREEHOLD, SPACIOUS LIVING - GARAGE WITH ELECTRIC ROLLER SHUTTER & STORE - IMMACULATELY PRESENTED THROUGHOUT - OPEN PLAN LIVING KITCHEN DINER \*\***

An excellent opportunity to purchase this well-positioned two-bedroom detached freehold coach house, ideally situated within a family-friendly setting. The property enjoys a pedestrianised frontage with direct access to the attractive park and green space opposite, providing a peaceful outlook and an ideal environment for families.

The accommodation begins with an entrance hall, offering internal access to the integral garage. Benefiting from power and lighting, a useful storage section and an electric roller-shutter door opening onto the private parking area, the garage provides excellent practicality and convenience.

Stairs rise to the first-floor landing, where multiple windows allow an abundance of natural light to flow throughout. Built-in storage cupboards offer valuable additional space.

The heart of the home is the spacious open-plan living, kitchen and dining area. With dual-aspect windows, this bright and versatile room provides ample space for both lounge and dining furniture. The kitchen is fitted with an integrated oven, gas hob, extractor hood and sink, together with space for further appliances.

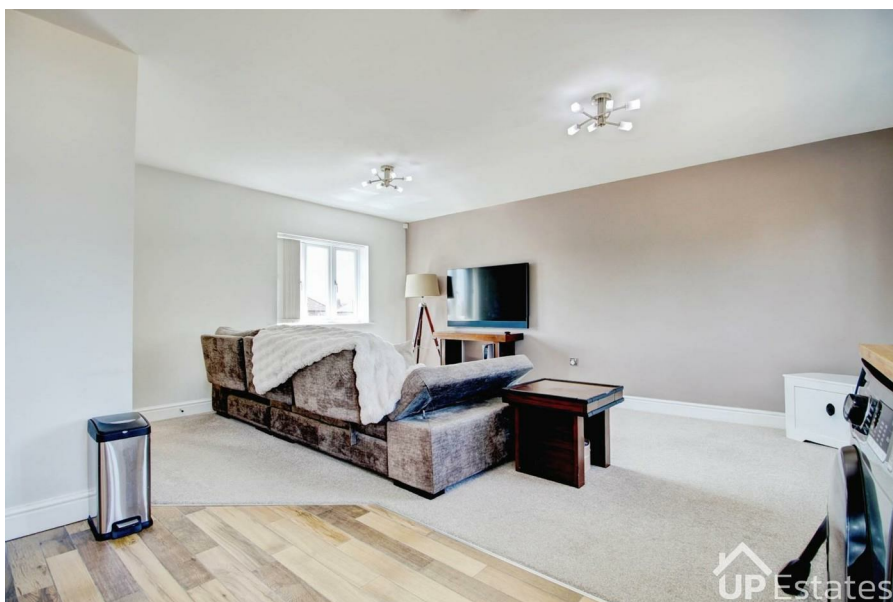
There are two well-proportioned double bedrooms, both benefiting from integrated wardrobe storage. The living area and bedrooms enjoy attractive views across the green space and parkland opposite, creating a light, open and welcoming feel.

Completing the accommodation is the contemporary family bathroom.

Combining a desirable location, direct access to parkland, private parking, an integral garage, generous open-plan living and pleasant green views, this fantastic home is ideal for first-time buyers, young families, downsizers or investors. An opportunity not to be missed – viewing is highly recommended!

**£200,000**

- DECEPTIVELY SPACIOUS FREEHOLD COACH HOUSE
- GARAGE WITH ELECTRIC ROLLER SHUTTER & PRIVATE PARKING
- TWO DOUBLE BEDROOM WITH INTEGRATED WARDROBES
- OPEN PLAN LIVING KITCHEN DINER
- VIEWS SPANNING OVER GREEN SPACE
- COUNCIL TAX BAND A





### **LOCATION**

Situated within a modern development in Walsgrave on Soave to the North East of the city centre, this ideal location sits within easy access of local amenities, The University Hospital and the M6.

Overlooking generous green parkland, ideal for dog walking and recreation the location is an ideal one for families and professionals alike.



### **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.





Elizabeth Way, Coventry





Total Area: 68.3 m<sup>2</sup> ... 735 ft<sup>2</sup> (excluding garage with electric roller shutter, power & light, store)

All measurements are approximate and for display purposes only

## CONTACT

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