



**3 Bedroom House - Semi-Detached**  
**located on Kingfield Road,**  
**Coventry**  
**£250,000**

**UP Estates**





**\*\* IMMACULATELY PRESENTED, DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME - NHBC WARRANTY REMAINING - OFF ROAD PARKING FOR TWO CARS - WC & FAMILY BATHROOM - SOUTH/EAST FACING GARDEN WITH GATED ACCESS AND SHED \*\*** This is an exceptional opportunity to acquire a beautifully presented, high spec, three-bedroom semi-detached family home, ideally positioned within close proximity to a wide range of local amenities and well regarded schooling, while enjoying the privacy of a modern, family friendly development.

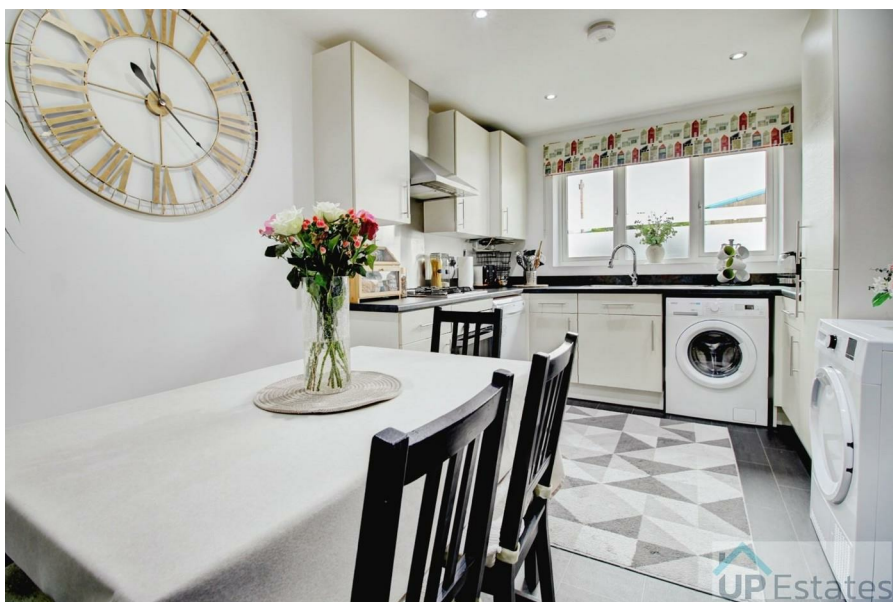
The accommodation briefly comprises a welcoming entrance hall leading to a contemporary kitchen/diner fitted with integrated gas hob, oven, extractor and sink, with space/negotiation for further appliances. The ground floor further benefits from a newly re-vamped convenient WC and a spacious family living room with direct access to the spacious, sunny south/east facing rear garden (11.5M X 5.9M) Complete with a shed and gated rear access.

To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom.

Externally, the property offers off-road parking to the front for two vehicles. This home is energy efficient, boasting an impressive EPC rating of B, whilst the loft is boarded for ample storage space, making it an ideal choice for modern family living, and there is a hard wired alarm system for added peace of mind. Call now to secure a viewing!

£250,000

- SHOW HOME STANDARD
- THREE GOOD SIZED BEDROOMS
- WC & FAMILY BATHROOM
- OFF ROAD PARKING FOR TWO CARS
- SOUTH/EAST FACING GARDEN
- ENERGY EFFICIENT, SEMI-DETACHED FAMILY HOME





### 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.

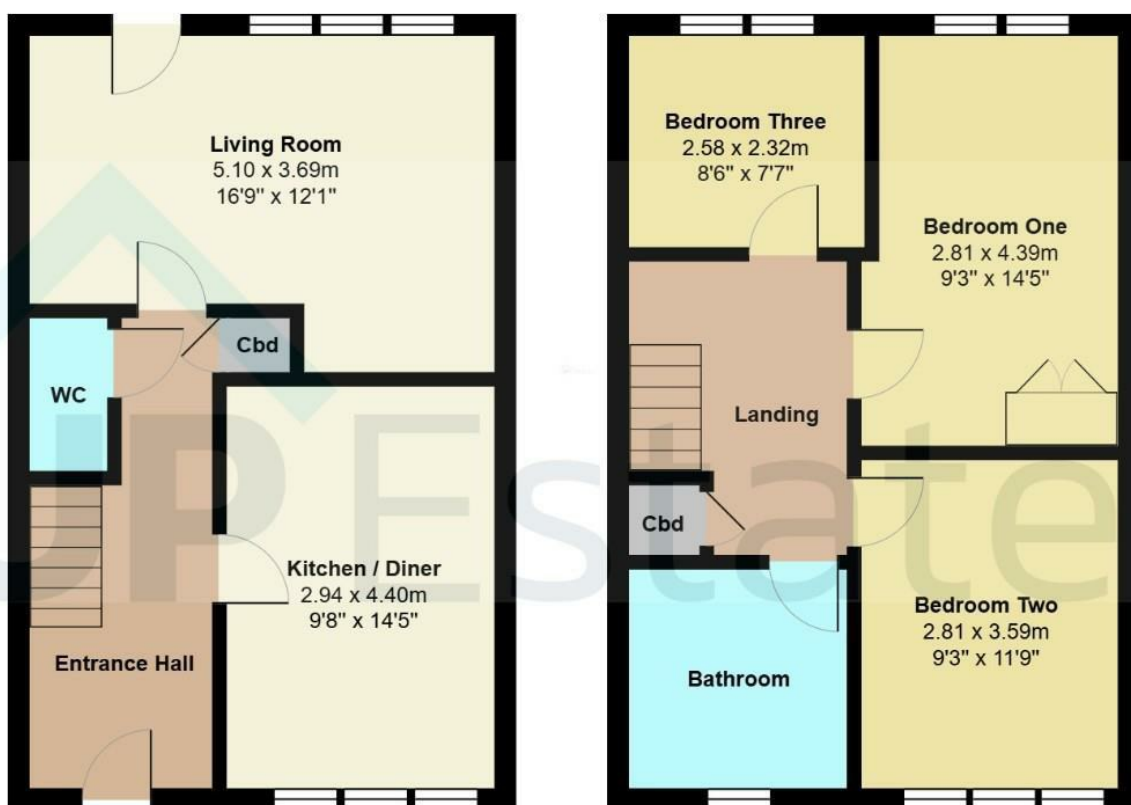






Kingfield Road, Coventry





Total Area: 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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