

**2 Bedroom House - Terraced**  
**located on Coombe Avenue,**  
**Coventry**  
**Offers Over £180,000**

**UP Estates**



**\*\* DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM HOME - PARKING FOR TWO VEHICLES - KITCHEN/DINER - UPSTAIRS LARGE BATHROOM - POPULAR LOCATION - GOOD SIZED PRIVATE REAR GARDEN & REAR TO FRONT ASPECT \*\*** A superb opportunity to acquire this well-presented mid-terrace home, ideally positioned in one of the area's most sought-after residential locations. This property offers an excellent blend of comfort, convenience, and potential, making it perfect for first-time buyers, small families, or investors alike.

Situated within close proximity to Walsgrave Hospital, the Warwickshire Shopping Park, and excellent road network links, the home provides easy access to everyday amenities, retail outlets, schools, and commuter routes. Its desirable setting makes early viewing highly recommended.

Upon entering the property, you are welcomed by a bright Entrance Hall leading through to a comfortable Lounge, ideal for relaxing or entertaining. To the rear sits a spacious Kitchen/Diner, offering ample room for cooking, dining, and family gatherings, with direct access to the generous rear garden.

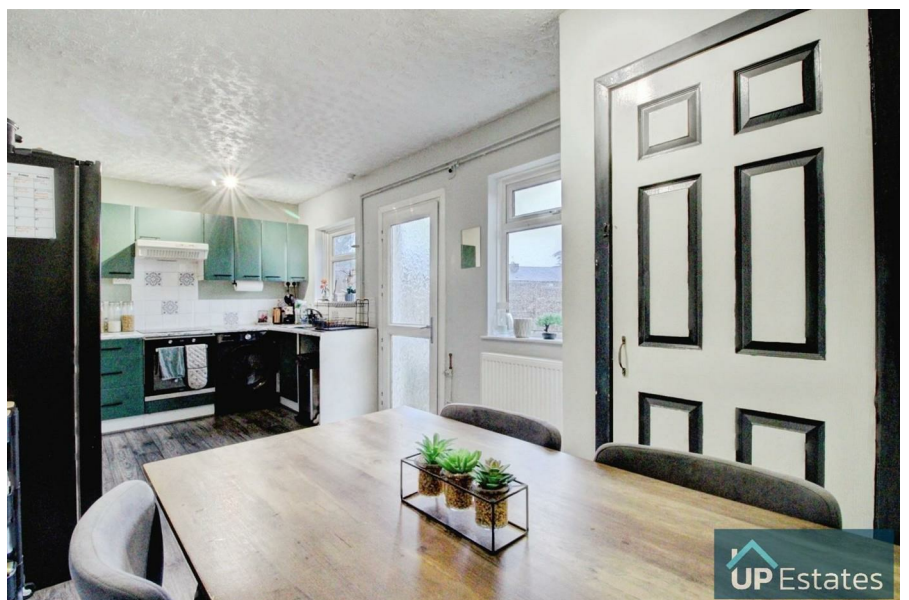
Upstairs, the property enjoys a well-designed layout featuring a central Landing, two well-proportioned double bedrooms, and an impressively sized Family Bathroom, providing both functionality and comfort.

Outside, the large rear garden offers an excellent space for outdoor seating, gardening, or potential future development, such as a home office or extension (subject to planning permission).

This attractive home provides a fantastic opportunity to secure a property in a popular and convenient location — an opportunity not to be missed, call now!

## Offers Over £180,000

- DECEPTIVELY SPACIOUS HOME
- TWO DOUBLE BEDROOMS
- LARGE UPSTAIRS BATHROOM
- GOOD-SIZED PRIVATE GARDEN
- PARKING SPACE FOR TWO VEHICLES
- SOUGHT AFTER LOCATION





### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



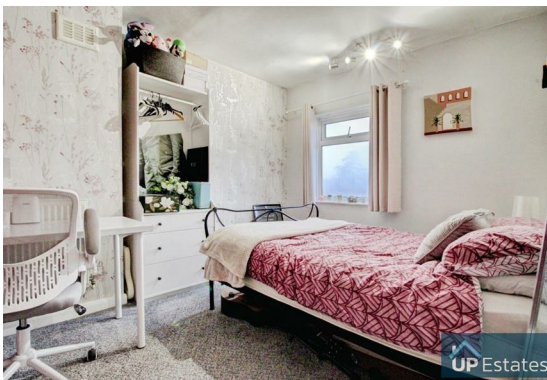


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

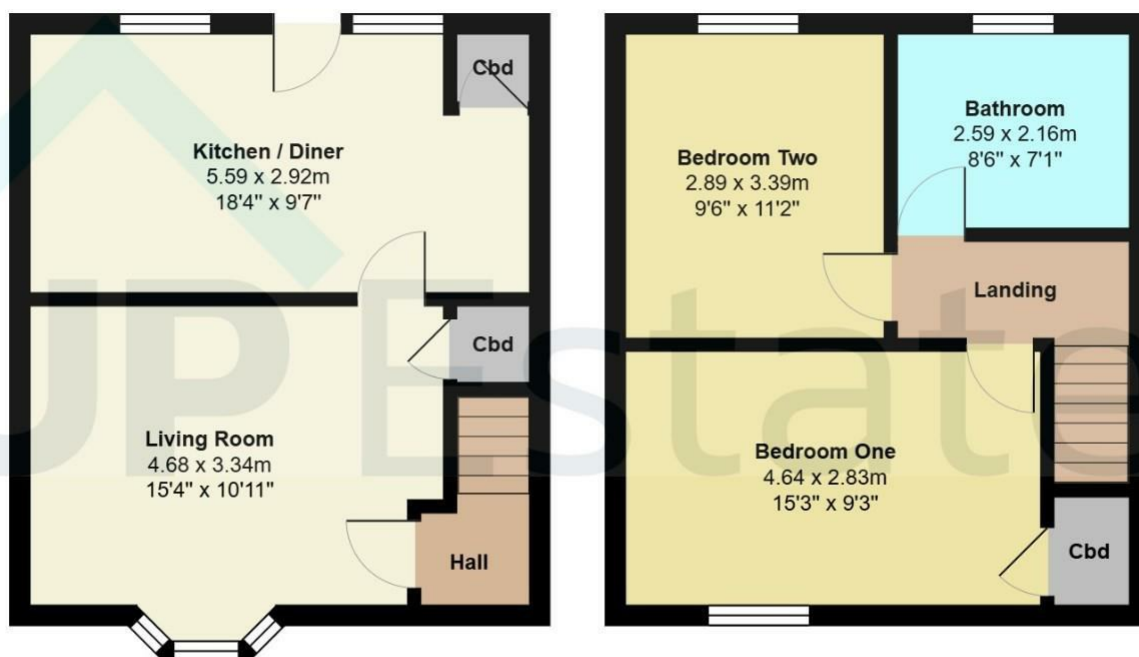
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Coombe Avenue, Binley, Coventry





Total Area: 72.1 m<sup>2</sup> ... 776 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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