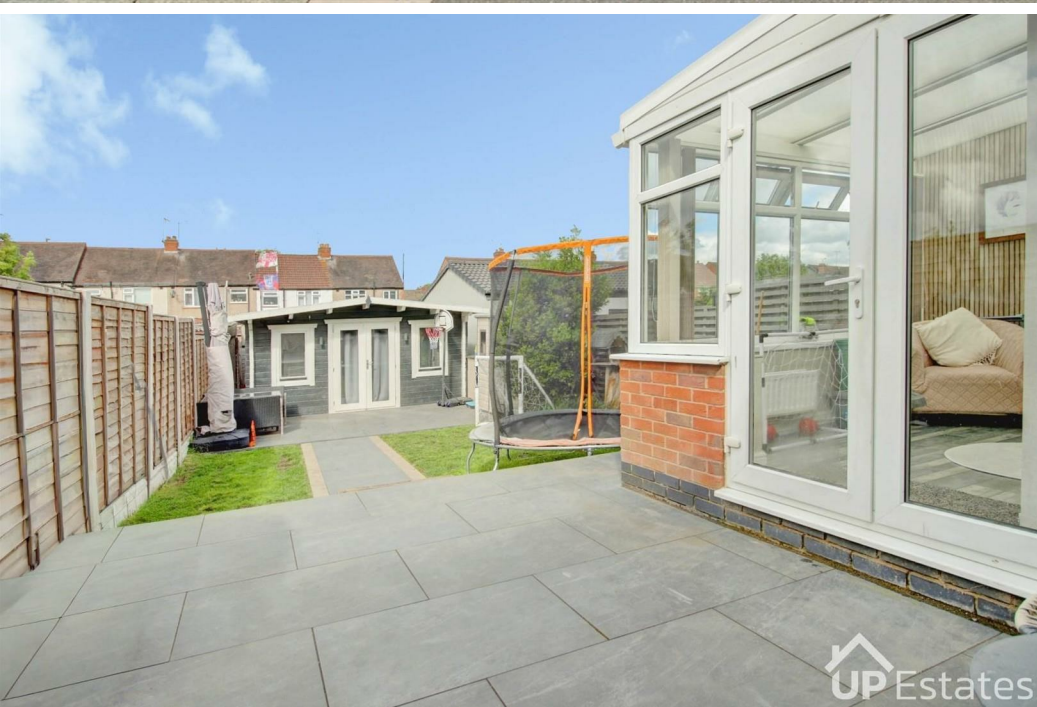




3 Bedroom House - Semi-Detached
located on Hartland Avenue,
Coventry
£270,000

UP Estates



EXTENDED & DECEPTIVELY SPACIOUS FAMILY HOME |
VERSATILE GARDEN ROOM | NEW ROOF 2025 | NEW
WINDOWS THROUGHOUT 2022 | THREE BEDROOMS |
GROUND FLOOR WC & UTILITY | SOUGHT-AFTER
WYKEN LOCATION | EV CAR CHARGER | TWO CAR
DRIVEWAY

Situated in the highly desirable Wyken area, this beautifully presented and substantially extended three-bedroom family home offers generous and versatile accommodation throughout, making it ideal for modern family living.

The property is approached via a two car driveway with EV charge point, leading to an enclosed porch and welcoming entrance hall. The ground floor benefits from a convenient WC, a spacious and comfortable family living room, and an extended kitchen breakfast room that forms the heart of the home. The kitchen flows seamlessly into a useful utility area and continues through to a bright and airy sun room, creating excellent space for both everyday living and entertaining.

Outside, the property enjoys a private and well-maintained rear garden with porcelain tiles followed by lawn, gated side access and multiple external plug sockets, A standout feature is the substantial garden room, with its own consumer unit, fridge and hot/cold air-conditioning unit, offering exceptional versatility and perfectly suited for use as a home office, gym, studio, playroom, or additional entertaining space.

To the first floor, the landing provides access to three well-proportioned bedrooms, followed by an impressively spacious family bath and shower room.

Combining spacious accommodation, flexible living areas, and a sought-after location close to local amenities, schools, and transport links, this superb family home presents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.

£270,000

- EXTENDED SEMI-DETACHED FAMILY HOME
- VERSATILE GARDEN ROOM
- WC, UTILITY, PLUS BATH & SHOWER ROOM
- LOUNGE/DINER & EXTENDED SUN ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE WELL PROPORTIONED BEDROOMS
- NEW ROOF 2025 & SKYLIGHT
- NEW WINDOWS THROUGHOUT 2022



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.

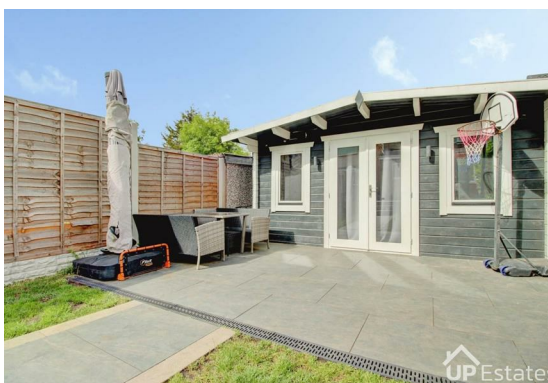
All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



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.



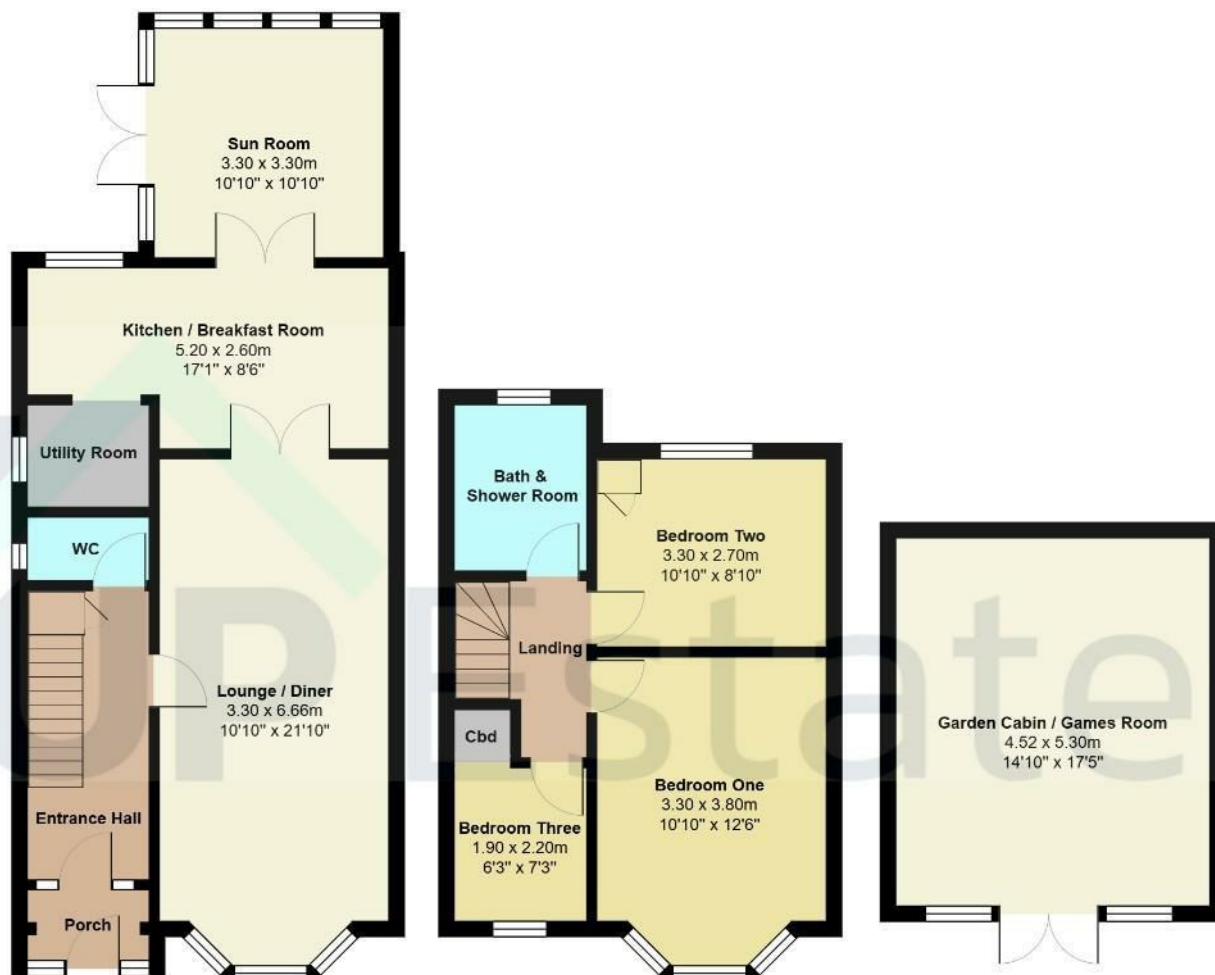
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Hartland Avenue, Coventry





Total Area: 100.7 m² ... 1084 ft² (excluding garden cabin / games room)

All measurements are approximate and for display purposes only

CONTACT

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