







2 Bedroom House - Terraced

located on Lillington Road, Coventry

Offers Over £170,000

UP Estates

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Offers Over £170,000

- NO UPWARD CHAIN
- TWO BEDROOM TERRACED HOME
- SPACIOUS LIVING ROOM
- BAY WINDOW TO THE FRONT
- FITTED KITCHEN WITH SPACE FOR DINING
- TWO DOUBLE BEDROOMS
- BUILT-IN BEDROOM STORAGE
- FIRST FLOOR SHOWER ROOM
- ENCLOSED REAR GARDEN
- REAR HARDSTANDING WITH POTENTIAL FOR PARKING SUBJECT TO ACCESS AND PERMISSIONS

NO UPWARD CHAIN | DECEPTIVELY SIZED TWO BEDROOM TERRACED HOME | SPACIOUS KITCHEN DINER | REAR HARDSTANDING WITH POTENTIAL FOR PARKING

Offered to the market with no upward chain, this two bedroom terraced home on Lillington Road offers well proportioned accommodation across two floors. With a spacious kitchen diner, two double bedrooms and a rear hardstanding area offering potential for parking, this property provides an excellent opportunity for buyers looking to put their own stamp on a home.

The accommodation begins with a spacious living room, featuring a bay window to the front and providing a comfortable space to relax and unwind. An inner hallway gives access to the stairs and leads through to the kitchen diner.

Positioned at the rear of the property, the kitchen diner features fitted units, worktop space and ample room for a dining table, making it a practical space for everyday living and entertaining. A useful storage cupboard adds further convenience, while a door provides access to the rear garden.

Upstairs, there are two well proportioned double bedrooms, both benefiting from built-in storage. A shower room off the landing serves the bedrooms.

Externally, the property benefits from an enclosed rear garden with a lawned area and paved seating space. Beyond the garden is a hardstanding area with rear gates, offering potential for use as driveway parking, subject to confirmation of vehicular access rights and any necessary permissions.

This is a fantastic opportunity to acquire a home with a practical layout, generous bedroom sizes and the added advantage of no upward chain.





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.



Lillington Road, Coventry





Total Area: 68.2 m² ... 735 ft²

All measurements are approximate and for display purposes only

CONTACT

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