



3 Bedroom House - Semi-Detached
located on Dorchester Way,
Coventry
Offers Over £290,000

UP Estates



NO UPWARD CHAIN | THREE BEDROOM SEMI DETACHED HOME | GARAGE & DRIVEWAY | WALKING DISTANCE TO UHCW

Offered to the market with no upward chain, this well proportioned three bedroom semi detached home is ideally situated within walking distance of University Hospital Coventry & Warwickshire. Conveniently located close to local amenities, the A46 and excellent transport links, the property is perfect for families, first time buyers or investors.

The accommodation begins with an entrance porch with a downstairs wc, leading into a spacious living room, with a separate dining room providing an ideal space for family meals and entertaining. The well proportioned kitchen/breakfast room offers ample cupboard and worktop space and leads through to the conservatory, overlooking the rear garden completes the ground floor.

Upstairs, there are two generous double bedrooms, both benefiting from built in storage, a spacious single bedroom and a family bathroom.

Externally, the property enjoys a generous rear garden, offering plenty of space for outdoor entertaining, gardening or family use. To the front, a driveway provides off road parking for two vehicles and gives access to the single garage.

This fantastic home offers excellent potential in a highly convenient location and is available with no onward chain.

Offers Over £290,000

- NO UPWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE
- SPACIOUS LIVING ROOM & SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM & CONSERVATORY
- DOWNSTAIRS WC
- GENEROUS REAR GARDEN
- DRIVEWAY FOR TWO VEHICLES & SINGLE GARAGE
- WALKING DISTANCE TO UHCW
- EASY ACCESS TO THE A46 & LOCAL AMENITIES





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.





Dorchester Way, Coventry





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