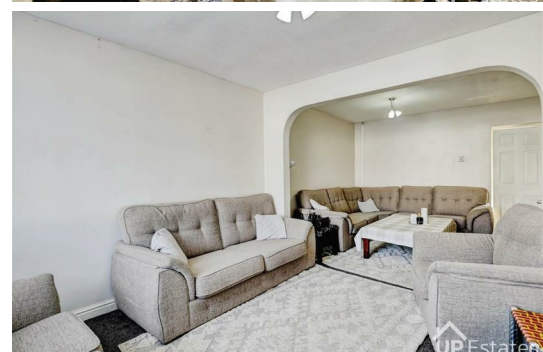
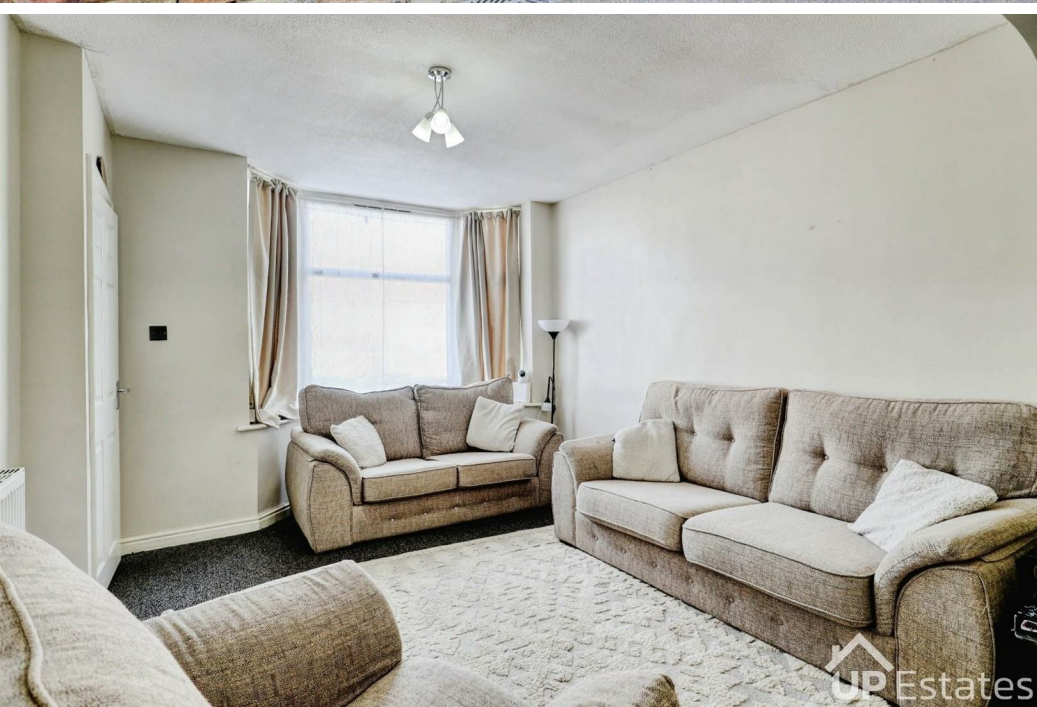




2 Bedroom House - Terraced
located on Forknell Avenue,
Coventry
£170,000

 **UP Estates**



TWO DOUBLE BEDROOM HOME | SOUTH WEST FACING GARDEN | LARGE REAR PLOT WITH POTENTIAL | DRIVEWAY | OPEN PLAN LOUNGE DINER | GREAT LOCATION

Situated just off Sewall Highway, this well positioned two bedroom mid terraced home offers spacious accommodation and excellent potential, making it ideal for first time buyers or investors. The property benefits from easy access to Ansty Road, UHCW, Coventry City Centre and Coventry University, along with a range of highly regarded schools, local amenities and nearby green spaces including Wyken Croft Nature Park.

The ground floor features a spacious open plan lounge diner, complete with a large under stairs storage cupboard, creating a practical and versatile living space. To the rear is a well proportioned kitchen with direct access to the garden.

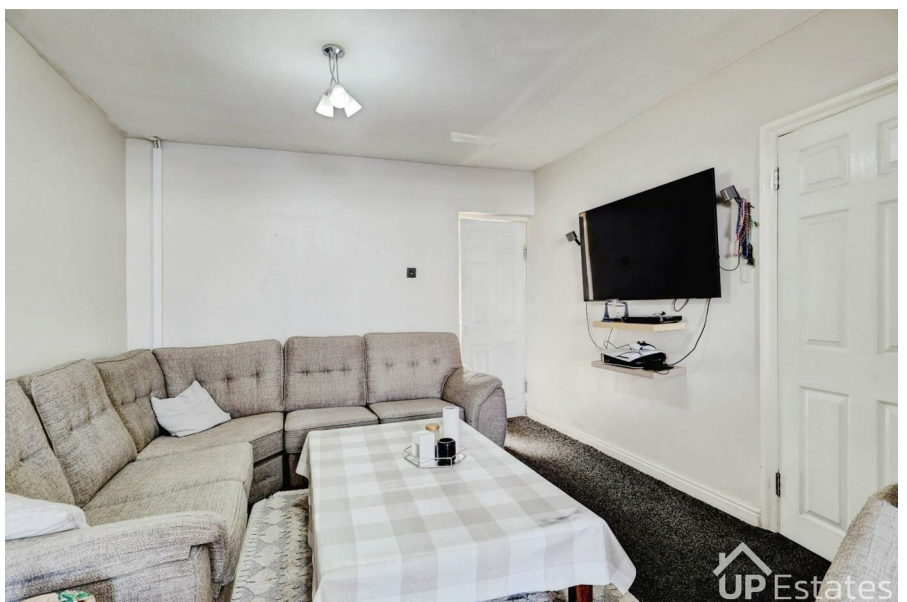
Upstairs, the property offers two generous double bedrooms, with the main bedroom benefiting from a built in wardrobe and additional storage cupboard. A family bathroom completes the first floor.

Externally, the rear garden is a standout feature, being both large and south west facing, offering plenty of sunlight throughout the day. There is also a hardstanding area to the rear, providing excellent potential for a garage or outbuilding (subject to planning). To the front of the property, there is a driveway providing off road parking.

This is a fantastic opportunity to acquire a well located home with space to grow and add value.

£170,000

- TWO DOUBLE BEDROOM MID TERRACED HOME
- SPACIOUS OPEN PLAN LOUNGE DINER
- LARGE UNDER STAIRS STORAGE
- WELL PROPORTIONED KITCHEN
- SOUTH WEST FACING REAR GARDEN
- HARDSTANDING AREA WITH POTENTIAL FOR GARAGE/OUTBUILDING
- DRIVEWAY TO FRONT
- EASY ACCESS TO UHCW, CITY CENTRE & UNIVERSITY
- CLOSE TO SCHOOLS, AMENITIES & GREEN SPACES





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.

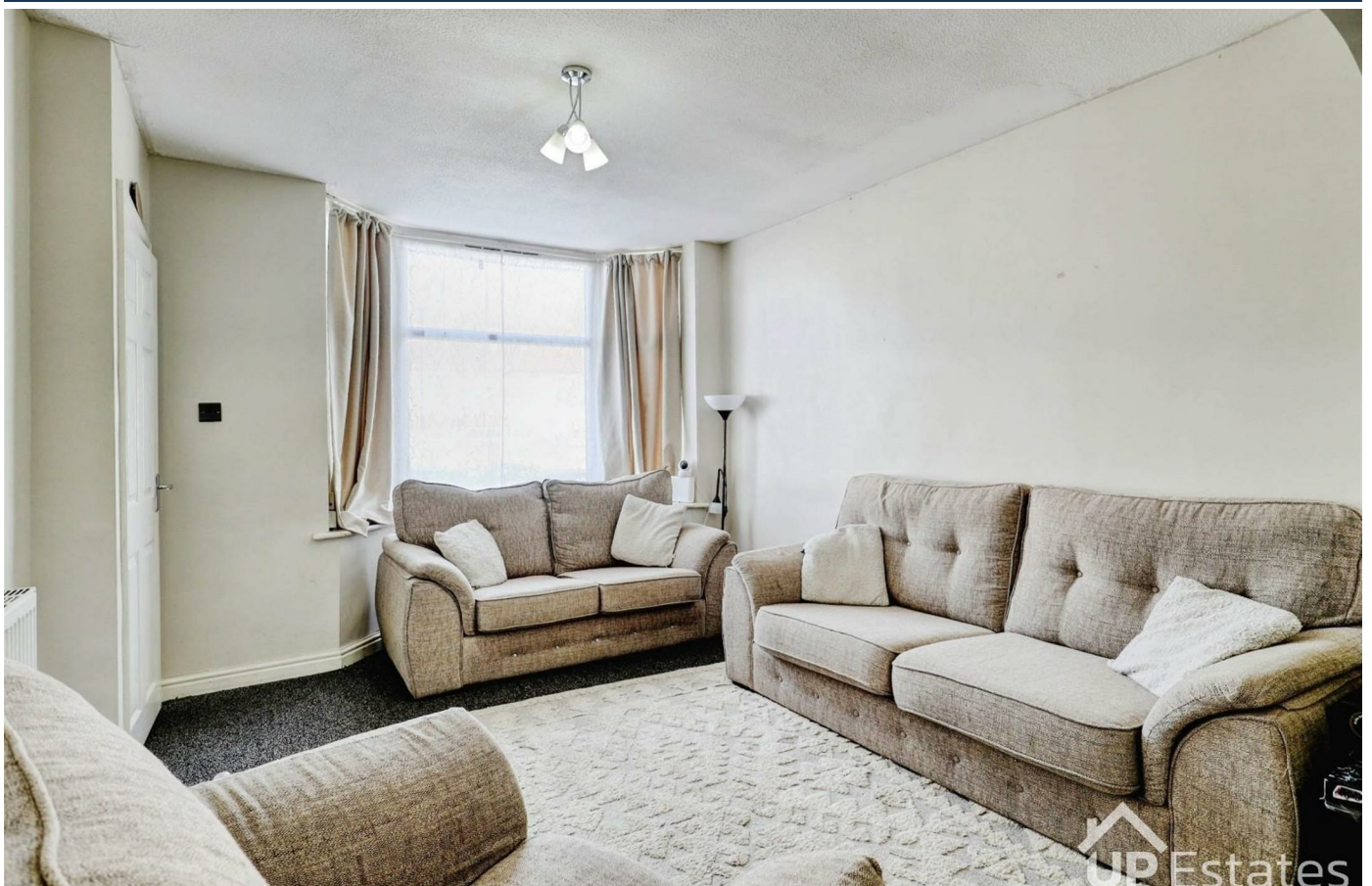
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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





Forknell Avenue, Coventry





Total Area: 74.2 m² ... 799 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates