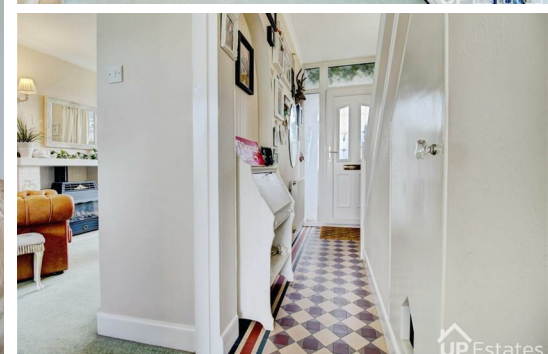




3 Bedroom House - Terraced
located on Tiverton Grove,
Coventry
Offers Over £230,000

UP Estates



NO FORWARD CHAIN - BEAUTIFULLY PRESENTED THREE BEDROOM DOUBLE BAY FRONTED HOME - LARGE GARAGE WITH POWER & LIGHT - NEW KITCHEN FITTED IN 2024 - OPEN PLAN LOUNGE/DINER - FRONT & REAR GARDENS - TUCKED AWAY IN A QUIET CUL-DE-SAC - CHARACTER FEATURES THROUGHOUT

This much-loved and beautifully presented three-bedroom double bay fronted family home is offered for sale with no forward chain and is ideally positioned within a quiet cul-de-sac, surrounded by a fantastic range of local amenities. Combining charming period features with modern improvements, an internal inspection is highly recommended.

The property briefly comprises; fenced front garden, storm porch and welcoming entrance hall with original Minton tiled flooring. The impressive open-plan lounge/diner benefits from dual-aspect windows, creating a bright and spacious living environment, whilst a feature fireplace and gas burner provide a cosy focal point.

The recently refitted kitchen, installed in 2024, features a comprehensive range of matching wall and base units, integrated gas hob, double oven and extractor, inset ceramic sink with mixer tap and space for additional appliances. A useful utility cupboard is located externally by the kitchen door, providing practical storage while helping to minimise household noise and condensation.

The rear garden wraps around the property and offers a private paved seating area, and access to the large garage with power, lighting and rear vehicular access.

Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom.

A fantastic characterful, yet modern home, in a convenient location within Wyken, offered with no forward chain. Call now to arrange your viewing!

Offers Over £230,000

- NO FORWARD CHAIN
- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- LARGE GARAGE WITH POWER/LIGHT
- TUCKED AWAY IN QUIET CUL DE SAC
- OPEN PLAN LOUNGE DINER
- FRONT & REAR GARDEN
- NEWLY FITTED KITCHEN 2024
- COUNCIL TAX BAND B & EPC RATED C





LOCATION

The home's convenient location is surrounded by amenities such as Wyken Croft and St. John Fisher primary schools, adding to its appeal for families. With shopping, dining, education, and healthcare facilities within easy reach, including the University Hospital, this community offers a well-rounded lifestyle that enhances daily living whilst also being situated within a cul de sac.

IMPORTANT NOTE TO PURCHASERS

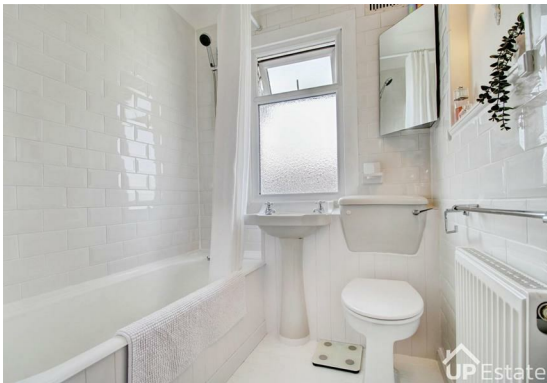
Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



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.

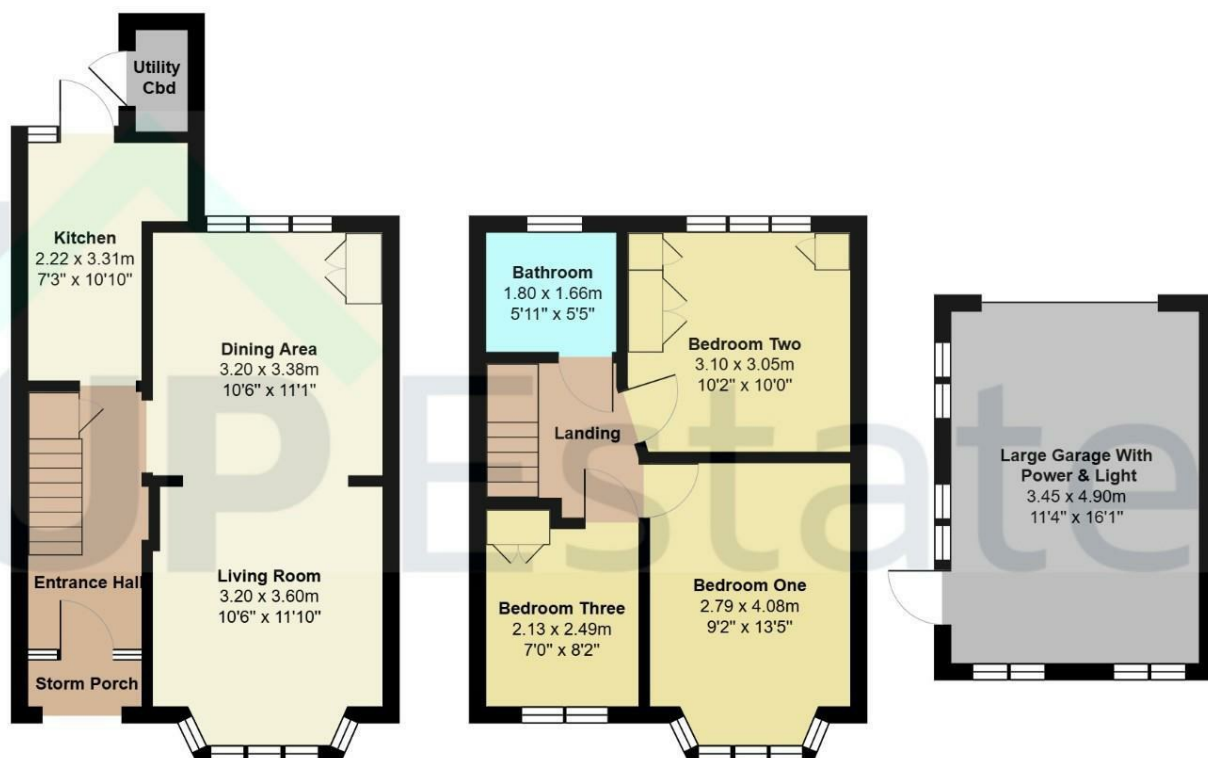


Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Tiverton Grove, Coventry





Total Area: 72.0 m² ... 775 ft² (excluding large garage with power & light)

All measurements are approximate and for display purposes only

CONTACT

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