



**3 Bedroom House - End Terrace**  
**located on Dorchester Way,**  
**Coventry**  
**£280,000**

**UP** Estates



**\*\* GARAGE CONVERSION - THREE BEDROOMS - LIVING ROOM & OFFICE/NURSERY - SHOWER ROOM & FAMILY BATHROOM - KITCHEN BREAKFAST ROOM - BEAUTIFULLY PRESENTED THROUGHOUT - SOUGHT AFTER LOCATION NEAR TO UNIVERSITY HOSPITAL \*\*** This is an exceptional opportunity to purchase a much loved halls together end of terrace family home, very briefly comprising of; driveway, entrance hall, garage converted bedroom, WC shower room, kitchen breakfast room, living room and private spacious garden all to the ground floor. On the first floor off of the landing are two double bedrooms, home office/nursery and family bathroom. Call immediately to secure a viewing!

£280,000

- HALLS TOGETHER THREE BEDROOM END OF TERRACE FAMILY HOME
- SHOWER ROOM & FAMILY BATHROOM
- LIVING ROOM & HOME OFFICE
- KITCHEN BREAKFAST ROOM
- SOUGHT AFTER LOCATION NEAR UNIVERSITY HOSPITAL
- BEAUTIFULLY PRESENTED THROUGHOUT!





## LOCATION

Located in a highly desirable Walsgrave area, the property enjoys excellent access to University Hospital Coventry, local amenities, schools, transport links, and commuter routes — making it an outstanding opportunity for both owner-occupiers and investors. Call now!

## 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.



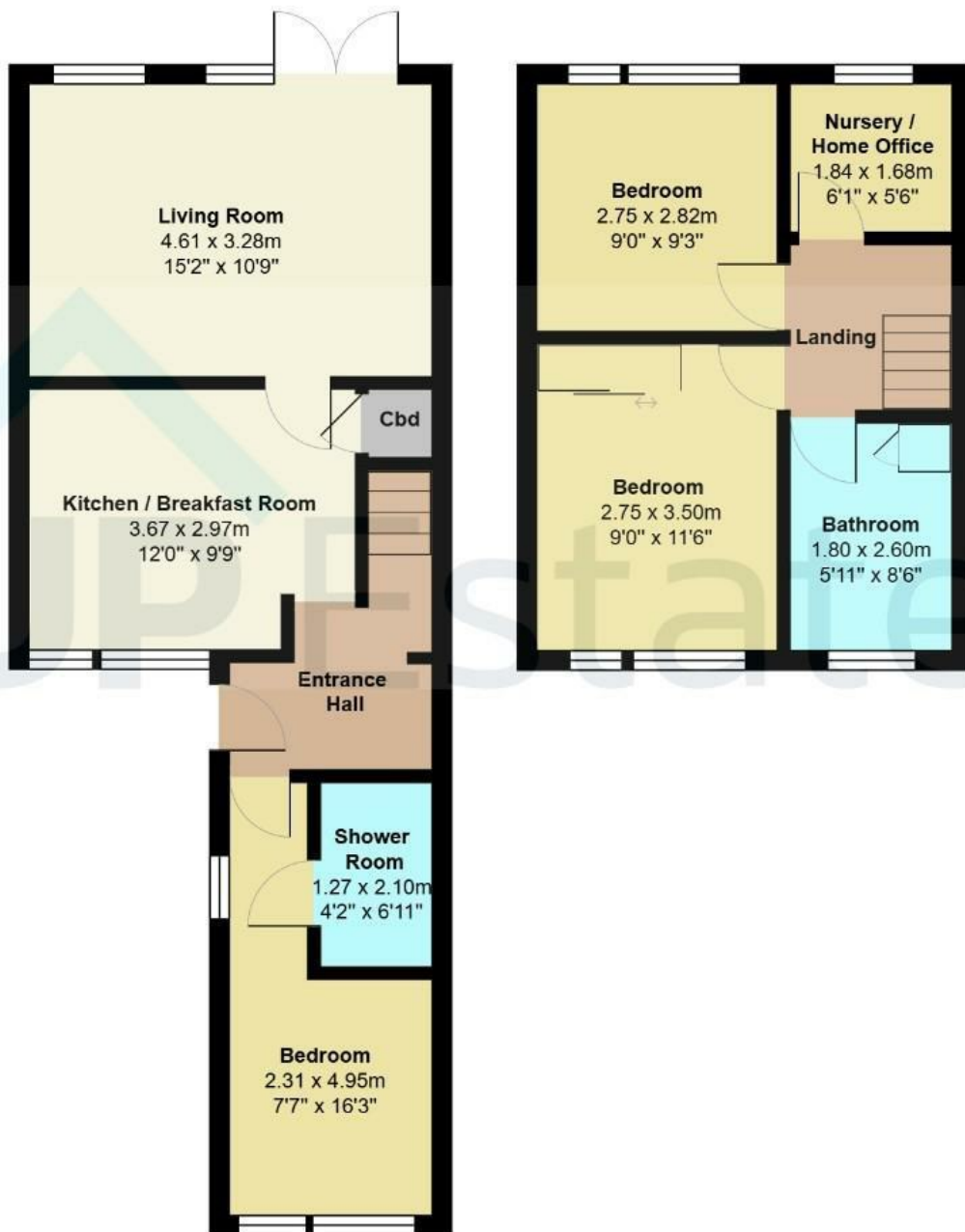
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Dorchester Way, Coventry





Total Area: 75.7 m<sup>2</sup> ... 815 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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