



3 Bedroom House - Terraced
located on Pershore Place,
Coventry
£285,000

 **UP Estates**



**** CHECK OUT THE FLOORPLAN! - SUBSTANTIAL WRAP AROUND GARDEN - RENOVATED THREE BEDROOM PROPERTY - WC & FAMILY BATHROOM - NO FORWARD CHAIN - SOUGHT AFTER LOCATION CLOSE TO WARWICK UNIVERSITY - NEW ROOF, ELECTRICS AND BOILER **** Set in a desirable residential location within easy reach of Warwick University and the excellent shops, cafés, and everyday amenities of Cannon Park Shopping Centre, this impressive three-bedroom property offers a fantastic opportunity for buyers seeking space, style, and convenience.

Boasting approximately 1,115 sq ft of well-planned living accommodation, the interior has been thoughtfully updated throughout. The welcoming entrance hall leads to the modern kitchen fitted with brand-new appliances. A spacious dining room sits alongside, creating a natural hub for family mealtimes and social gatherings. Followed by the large living room, which enjoys dual aspect windows, flooding the space with natural light and offering lovely views of the wrap-around garden. Completing the ground floor is a practical lobby area and a useful WC.

Upstairs, the home continues to impress with a re-fitted family bathroom and three generously sized bedrooms, each benefiting from fitted wardrobe storage.

Occupying an excellent plot, the substantial wrap-around garden provides plenty of outdoor space for relaxing, gardening, or play, with endless potential for future landscaping or extension (subject to planning permissions).

With no forward chain, modern upgrades, well-proportioned rooms, and a prime location close to the University, this is a rare opportunity not to be missed. Early viewing is strongly recommended.

£285,000

- CHECK OUT THE FLOORPLAN!!
- RENOVATED THROUGHOUT TO A HIGH STANDARD
- NO FORWARD CHAIN
- IMPRESSIVELY SIZED WRAP AROUND GARDEN
- SOUGHT AFTER LOCATION NEAR WARWICK UNIVERSITY
- WC & FAMILY BATHROOM
- THREE GOOD SIZES BEDROOMS WITH STORAGE
- COUNCIL TAX BAND B





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.

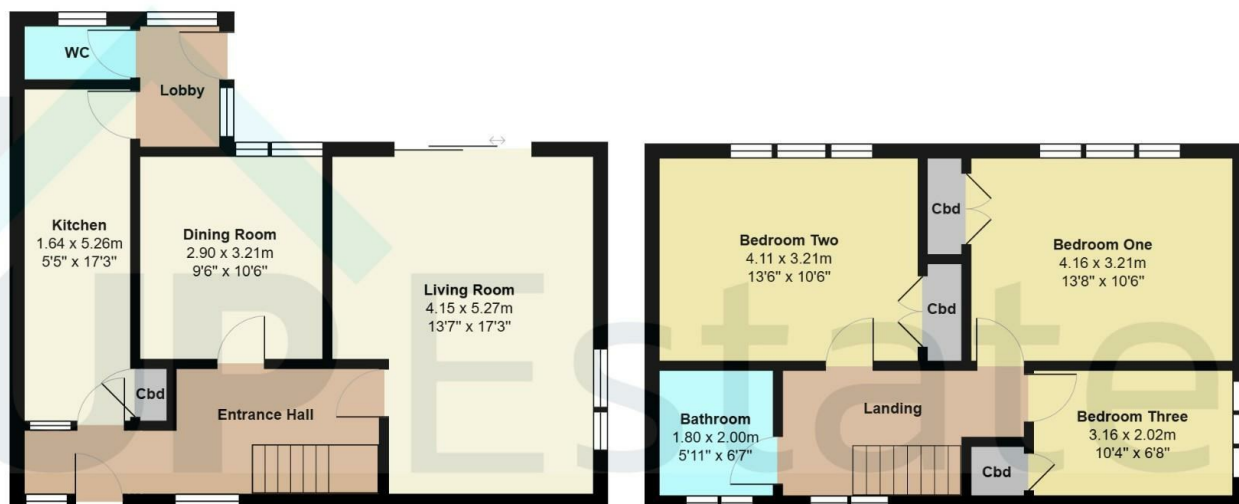
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Pershire Place, Coventry





Total Area: 103.6 m² ... 1115 ft²

All measurements are approximate and for display purposes only

CONTACT

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