



3 Bedroom House - Terraced
located on Kentmere Close,
Coventry
£255,000

**UP Estates**



**** EXTENDED AND DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME - IMPRESSIVE GARDEN ROOM/OFFICE BUILT 2024 - WC, UTILITY & BATHROOM - 10 OWNED SOLAR PANELS WITH BATTERIES - NEW ROOF 2024 **** This is a rare opportunity to purchase an exceptional, much improved family home on Kentmere Close. Viewing is essential to appreciate the space and versatility this property has to offer, very briefly comprising of; two-car driveway with solar car charger, entrance hall, sizable open plan lounge diner, kitchen breakfast room fitted in 2023 (having Quartz worktops, induction hob, extractor, double oven grill, dishwasher & sink with spray tap. Furthermore there is the WC, utility, & landscaped non-overlooked garden leading to the fantastic garden room currently utilised as a home office. This space is insulated, with its own consumer unit and is powered via solar and mains connection.

On the first floor off of the landing are three good sized bedrooms and the re-fitted family bathroom re-done in 2022. The loft is boarded with light and ladder.

This great home includes 10 owned solar panels, with inverter, export metre and 16.6KW worth of batteries. Not only reducing energy costs but also generating income!

Conveniently located within walking distance to local schools and just a short drive from University Hospital Coventry, this property combines space, practicality, and location, making it a rare and exciting opportunity for families or investors alike. Don't miss your chance to view this hidden gem!

£255,000

- VERSATILE GARDEN ROOM/OFFICE BUILT 2024
- 10 OWNED SOLAR PANELS GENERATING INCOME
- EXTENDED TO THE REAR
- THREE GOOD SIZED BEDROOMS
- NEW WC, UTILITY & KITCHEN 2023
- NEW ROOF 2024
- RE-FITTED BATHROOM 2022





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.





Kentmere Close, Coventry





Total Area: 91.8 m² ... 989 ft² (excluding insulated garden room / office with solar panels)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk
 T: 024 7771 0780

