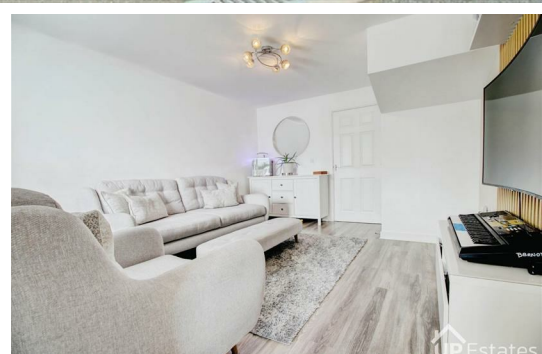
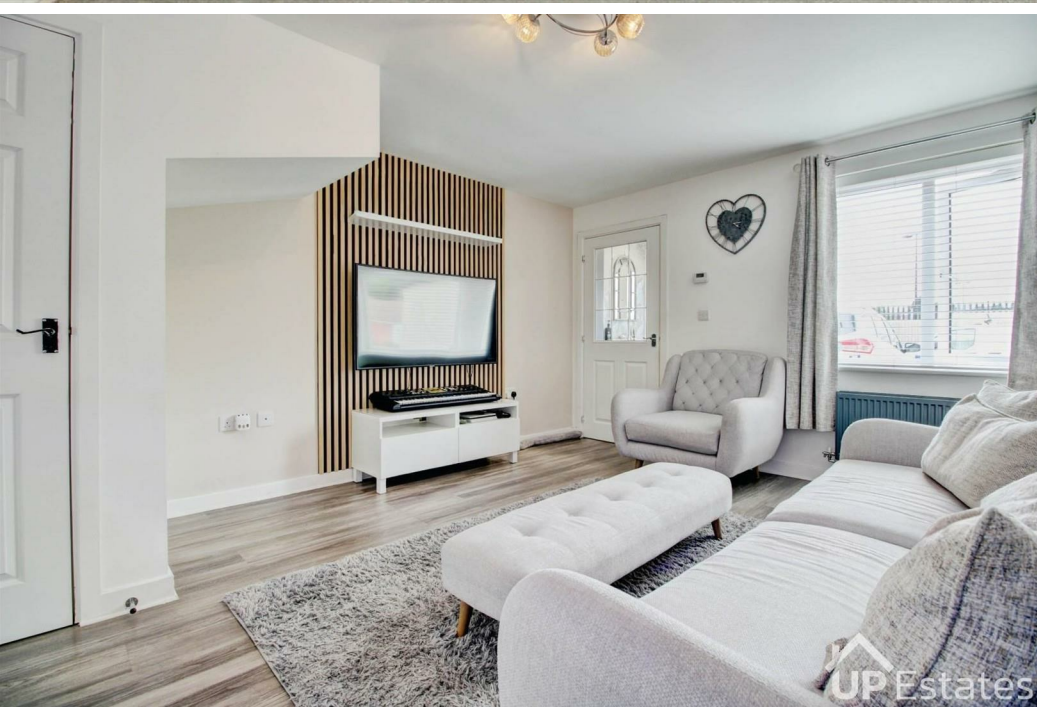




3 Bedroom House - Semi-Detached
located on James Fullarton Way,
Coventry
£275,000

UP Estates



**** Three Double Bedroom Semi-Detached Family Home | Immaculate Throughout | 2 Years NHBC Warranty Remaining - Option To Purchase Freehold ****

Situated within a highly sought-after modern development on a peaceful no-through road, this beautifully presented three double bedroom semi-detached family home offers spacious accommodation arranged over three floors, two allocated parking spaces, and approximately two years remaining on the NHBC warranty. Early viewing is strongly recommended.

The property is entered via a welcoming entrance hallway leading to a generous living room, which provides ample space for a variety of furnishings and benefits from a useful storage cupboard. To the rear, the contemporary kitchen/dining room is fitted with a range of modern units offering excellent worktop and cupboard space, incorporating an integrated sink, gas hob, oven and extractor hood, with ample room for a family dining table. A convenient ground floor WC completes the accommodation on this level.

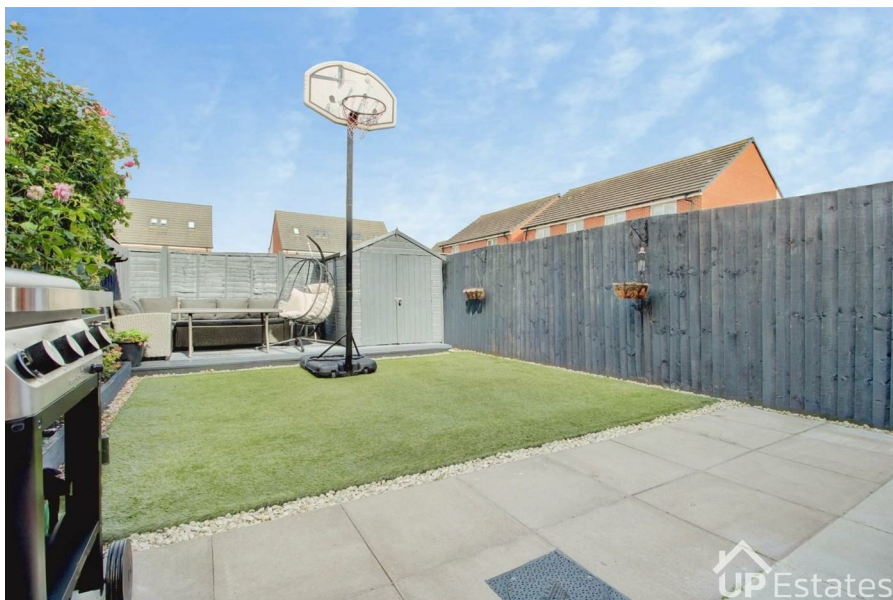
The first floor features two well-proportioned double bedrooms and a stylish family bathroom, all presented in excellent decorative order. Occupying the entire second floor is the impressive principal bedroom suite, offering a spacious retreat complete with built-in storage and a modern en-suite shower room.

Externally, the property benefits from a driveway providing off-road parking for two vehicles. The landscaped rear garden has been thoughtfully designed for low maintenance and outdoor enjoyment, featuring a paved patio area, artificial lawn, decked seating area, and gated side access.

Combining modern living, generous room sizes and a desirable location, this exceptional home is perfectly suited to families, first-time buyers and professionals alike. There is also an option to purchase the freehold - Please contact us for more information!

£275,000

- THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- 2 YEARS NHBC WARRANTY REMAINING
- TWO CAR DRIVEWAY
- WC, ENSUITE & BATHROOM
- POPULAR DEVELOPMENT
- FREEHOLD AVAILABLE FOR PURCHASE





LOCATION

The property is located in a popular residential suburb around 3-4 miles north of Coventry city centre. There is a children's park and greenery onsite, along with surrounding local shops/facilities with Tesco, Aldi and Morrison supermarkets a short drive away. The road network is easily accessible with the A46 Trunk Road and M6 within a 10-15 minute drive. Coventry and Nuneaton mainline rail stations also offer direct access to London, Birmingham and Leicester with branch line access to both available at nearby Bedworth or Coventry Arena stations. All age range of schooling is also available locally.

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.





James Fullarton Way, Coventry





Total Area: 84.9 m² ... 914 ft²

All measurements are approximate and for display purposes only

CONTACT

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