



1 Bedroom House - Terraced
located on Cumbria Close,
Coventry
£170,000

UP Estates



EXTENDED TERRACED HOME – PRIVATE GARDEN WITH GATED ACCESS – THREE-CAR TANDEM DRIVEWAY – SUN ROOM – NEW BOILER & CENTRAL HEATING (2023) – NEW FRONT DOUBLE GLAZING (2022)

This well-presented and extended terraced home offers stylish, practical living space and is ideal for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate everything this charming property has to offer.

The accommodation briefly comprises an entrance hall, a comfortable living room, kitchen, and a bright extended sun room overlooking the rear garden. Outside, the property benefits from a private, low-maintenance rear garden with gated access, along with a front lawn and a generous three-car tandem driveway providing ample off-road parking.

To the first floor, the landing leads to a spacious double bedroom with integrated storage and a well-appointed bathroom.

Further benefits include a newly installed boiler and central heating system in 2023, as well as replacement front double glazed windows fitted in 2022, offering improved energy efficiency and peace of mind for prospective buyers.

Call today to arrange your viewing.

£170,000

- EXTENDED SUN ROOM
- THREE CAR TANDEM DRIVEWAY
- PRIVATE GARDEN WITH GATED ACCESS
- DOUBLE BEDROOM WITH INTEGRATED STORAGE
- BOILER & CENTRAL HEATING (2023)
- FRONT DOUBLE GLAZED WINDOWS (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.





Cumbria Close, Coventry



