



2 Bedroom House - End Terrace
located on Pilling Close, Coventry
£240,000

 **UP Estates**



FANTASTIC SOUTH/WEST FACING CORNER PLOT - TWO DOUBLE BEDROOM SEMI-DETACHED HOME - EXCEPTIONAL POTENTIAL TO EXTEND STPP - GARAGE WITH POWER & LIGHT - DRIVEWAY - KITCHEN/BREAKFAST ROOM - QUIET CUL-DE-SAC LOCATION - WINDOWS, BOILER & FUSE BOX REPLACED SINCE 2021

This is a fantastic and rare opportunity to purchase a well-positioned two double bedroom semi-detached home, tucked away within a quiet cul-de-sac on Pilling Close. Occupying an impressive wrap-around south/west facing corner plot, the property offers generous outdoor space and exceptional potential to extend, subject to the usual planning permissions and building regulations.

Viewing is essential to fully appreciate everything this home has to offer. The accommodation briefly comprises a front garden, driveway and garage with power, light and dual access. Inside, there is a porch, entrance hall, spacious family lounge and a kitchen/breakfast room, which has been refreshed since 2021 with a replacement oven, hob, sink, tap and extractor.

The standout feature of this property is undoubtedly the impressive south/west facing wrap-around garden, providing a fantastic outdoor space to enjoy while also offering excellent scope for future extension, subject to the necessary permissions.

To the first floor, the landing provides access to two well-proportioned double bedrooms, with the main bedroom benefiting from integrated wardrobe storage, along with the family bathroom.

Further benefits include replacement windows, boiler and fuse box, all fitted since 2021. Situated in a tucked-away position within a quiet cul-de-sac, this property offers an excellent opportunity for first-time buyers, downsizers or those looking for a home with future potential.

Call now to arrange your viewing!

£240,000

- SOUTH WEST FACING WRAP AROUND CORNER PLOT!
- TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- GARAGE WITH POWER/LIGHT & DRIVEWAY
- WINDOWS, BOILER & FUSE BOX RE-FITTED SINCE 2021
- POPULAR LOCATION TUCKED AWAY IN CUL DE SAC
- CALL IMMEDIATELY TO SECURE A VIEWING!





LOCATION

The location is a particular highlight, with the University Hospital just two miles away and a fantastic selection of everyday amenities close at hand, including shops, supermarkets and restaurants. There are also multiple bus routes and schools making this a perfect home for family life. For commuters, there is convenient access to the M6, M69, M1 and A46, providing excellent road links to Coventry, Rugby and surrounding areas.

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.

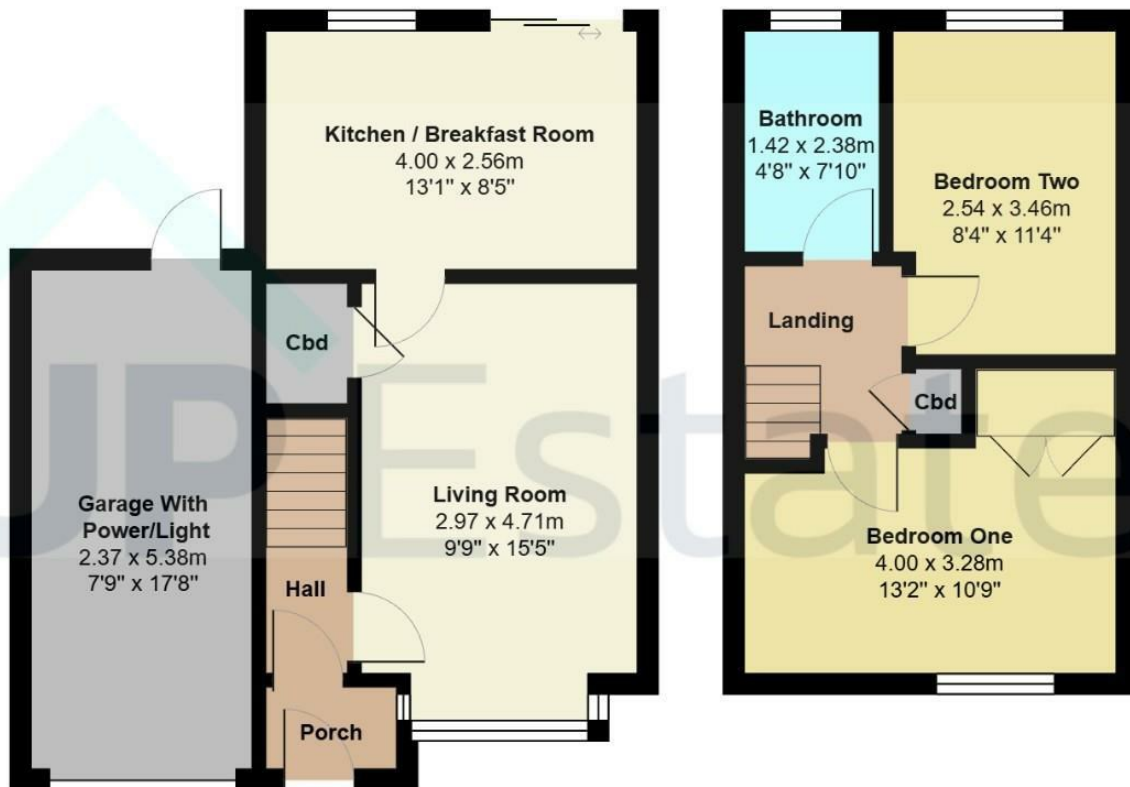
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Pilling Close, Coventry





Total Area: 71.5 m² ... 770 ft²

All measurements are approximate and for display purposes only

CONTACT

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