# 3 Bedroom House - Terraced

## located on Silver Birch Avenue, Coventry

## £250,000

UP Estates

UP Estates

3

3

1

C

£250,000

- NO UPWARD CHAIN
- OFF ROAD PARKING FOR TWO VEHICLES
- ORIGINALLY A THREE BEDROOM HOME, NOW TWO SPACIOUS BEDROOMS
- GROUND FLOOR SHOWER ROOM & UPSTAIRS ENSUITE
- PRIVATE LOW MAINTENANCE REAR GARDEN
- WELL PRESENTED & WELL MAINTAINED THROUGHOUT
- HMO LICENCE HELD SINCE 2021
- EPC RATING C (CERTIFICATE ISSUED IN 2026)
- CLOSE TO THE UNIVERSITY OF WARWICK & CANLEY TRAIN STATION
- EASY ACCESS TO THE A45, CANNON PARK SHOPPING CENTRE & LOCAL AMENITIES

NO UPWARD CHAIN |MODERN HOME BUILT IN 2014 | TWO SPACIOUS BEDROOMS | OFF ROAD PARKING | HMO LICENCE | SOUGHT AFTER LOCATION | ORIGINALLY A THREE BEDROOM HOME

Built in 2014, this beautifully presented and well maintained mid terraced home offers modern and versatile accommodation in a highly sought after location. Benefitting from off road parking for two vehicles, a low maintenance rear garden and an EPC rating of C (certificate issued in 2026), the property is ideal for both owner occupiers and investors alike.

Originally designed as a three bedroom home, the first floor has been thoughtfully reconfigured by removing a non load-bearing partition wall to create two generous double bedrooms, with the main bedroom benefitting from an ensuite, providing spacious and flexible living accommodation. The owners would be happy to reinstate the wall to turn it back to a three bed on completion.

The ground floor comprises a modern fitted kitchen, a bright and comfortable living area with access to the rear garden, and the added convenience of a ground floor shower room with WC. Upstairs, the principal bedroom benefits from an ensuite, while a stylish family bathroom serves the remaining accommodation.

Externally, the private rear garden has been designed for low maintenance, making it ideal for relaxing or entertaining, while to the front the property benefits from off road parking for two vehicles.

The property has held an HMO licence since 2021, offering excellent flexibility for investors, while its superb location also makes it a fantastic choice for families and professionals. Ideally positioned close to the University of Warwick, Cannon Park Shopping Centre, Canley Train Station and the A45, the property also falls within the catchment area for Cannon Park Primary School (subject to the local authority's admissions criteria).

## 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.

# Silver Birch Avenue, Coventry

Total Area: 75.8 m² ... 816 ft²

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

UP Estates