



2 Bedroom House - Terraced
located on Silksby Street, Coventry
£200,000

UP Estates

**** NO FORWARD CHAIN - IMPRESSIVELY SIZED PRIVATE GARDEN - TWO DOUBLE BEDROOMS - KITCHEN/BREAKFAST ROOM & LOUNGE DINER - POPULAR CHEYLESMORE LOCATION - NEW COMBINATION BOILER **** This delightful two double bedroom home offers a fantastic opportunity for buyers seeking space, comfort, and convenience in one of Cheylesmore's most sought-after areas.

Set back from the road with its own private driveway, the property welcomes you into a bright and spacious lounge/diner, perfect for both relaxing evenings and entertaining guests. The kitchen/breakfast room provides ample storage, generous worktop space and two further pantry spaces.

Upstairs, you'll find two well-proportioned double bedrooms and a stylish, contemporary bathroom.

One of this home's standout features is its impressively sized, private rear garden – ideal for summer gatherings, gardening enthusiasts, or simply unwinding in your own green retreat.

Perfectly positioned for convenience: just a 5-minute walk to local shops and a nearby park, and only 15 minutes on foot to the city centre, providing easy access to a wide range of amenities, dining, and entertainment options.

Key Features:

No forward chain – move straight in

Two double bedrooms

Lounge/diner & kitchen/breakfast room

Modern family bathroom

Driveway providing off-road parking

Large, private rear garden

Prime location within easy walking distance to shops, park, and city centre

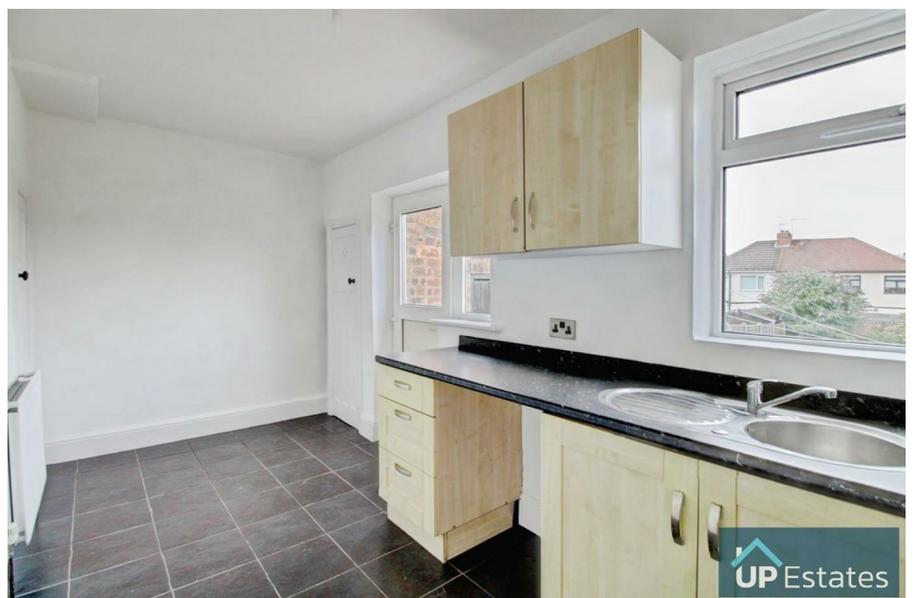
This property is perfectly suited to first-time buyers, downsizers, or investors alike.

Arrange your viewing today and discover the space and potential this Cheylesmore gem has to offer.



£200,000

- NO FORWARD CHAIN
- SPACIOUS GARDEN WITH OUTBUILDING
- TWO DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM & LOUNGE
- DRIVEWAY TO THE FRONT ASPECT
- WALKING DISTANCE TO CHEYLESMORE SHOPPING PARADE & CITY CENTRE





LOCATION

Cheylesmore offers a variety of local amenities, making it a desirable place to live. Nearby schools are well-regarded, providing excellent educational opportunities for families. The area boasts several parks and green spaces, perfect for outdoor activities and leisurely walks. A range of shops, cafes, and restaurants are within easy reach, catering to all your daily needs and offering diverse dining options. Excellent transport links ensure convenient access to the city centre and surrounding areas, making commuting a breeze.



IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money



Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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Silksby Street, Coventry



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Total Area: 61.2 m² ... 659 ft² (excluding store)

All measurements are approximate and for display purposes only

CONTACT

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The logo for UP Estates features a stylized blue house icon above the text 'UP Estates' in a white, sans-serif font.