



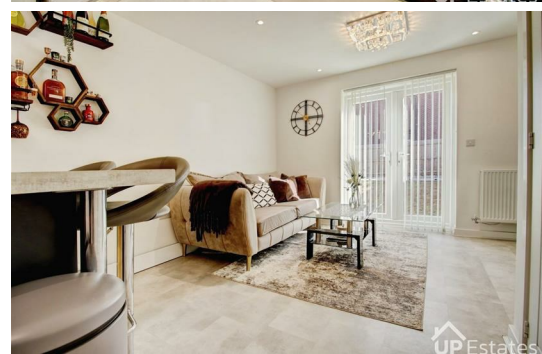
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**3 Bedroom House - Semi-Detached**  
**located on Willow Way, Coventry**  
**Offers Over £250,000**

 **UP Estates**



**\*\* Show Home Standard Semi-Detached Family Home - 6 YR NHBC Warranty Remaining - Much Improved & Immaculately Presented Throughout - Private Garden - Driveway - Three Bedrooms - WC & Family Bathroom - Open Plan Modern Living \*\*** This is a fantastic opportunity to acquire a beautifully presented three-bedroom semi-detached townhouse, thoughtfully arranged over three floors, with upgraded kitchen, flooring and beautiful landscaped garden.

Upon entering, you are welcomed into a stunning open-plan kitchen and living area—the true heart of the home. This stylish space features integrated units, an oven, hob, extractor fan, sink, and a convenient breakfast bar, along with ample room for both dining and relaxation. French doors flood the room with natural light, while the neutral décor creates an elegant and inviting atmosphere—perfect for entertaining family and friends.

Stepping outside, the private rear garden offers a sunny retreat, complete with gated access. The space is initially paved, leading to a well-maintained lawn—ideal for outdoor enjoyment. A practical ground floor WC adds further convenience, particularly for busy households.

The sense of style continues on the first floor, where you will find a beautifully decorated double bedroom overlooking the garden, a versatile L-shaped room ideal as a home office or dressing room, and a contemporary family bathroom—perfect for unwinding at the end of the day.

On the second floor, the impressive master bedroom provides a peaceful sanctuary. Featuring three Velux skylights, the room is bathed in natural light, creating a bright and airy space—ideal for relaxing with a good book in comfort.

This low maintenance and energy efficient home allows you to relax and enjoy living all year round. Call now to secure a viewing!

## Offers Over £250,000

- BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- 6 YR NHBC WARRANTY REMAINING
- WC & FAMILY BATHROOM
- GOOD SIZED PRIVATE GARDEN
- POPULAR RESIDENTIAL DEVELOPMENT
- CONTEMPORARY MODERN LIVING
- THREE WELL PROPORTIONED BEDROOMS
- EPC RATED B
- COUNCIL TAX BAND B





## LOCATION

This property is situated in a highly sought-after residential area approximately three miles east of Coventry City Centre. A range of local amenities, including convenience stores and takeaways, are within easy walking distance, while larger supermarkets such as Morrisons and Asda are just a short drive away at Warwickshire Shopping Park.

The area is well served by a selection of highly regarded primary and secondary schools, along with excellent access to Airport Retail Park on London Road. Regular bus routes provide convenient public transport options, and the property is ideally located for access to the Jaguar Land Rover plant.

Commuters will benefit from excellent road connectivity, with easy access to the A45 and A46 trunk roads within a 5–10 minute drive, and the M6 and M40 motorways reachable in approximately 10 and 20 minutes respectively.

## 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.



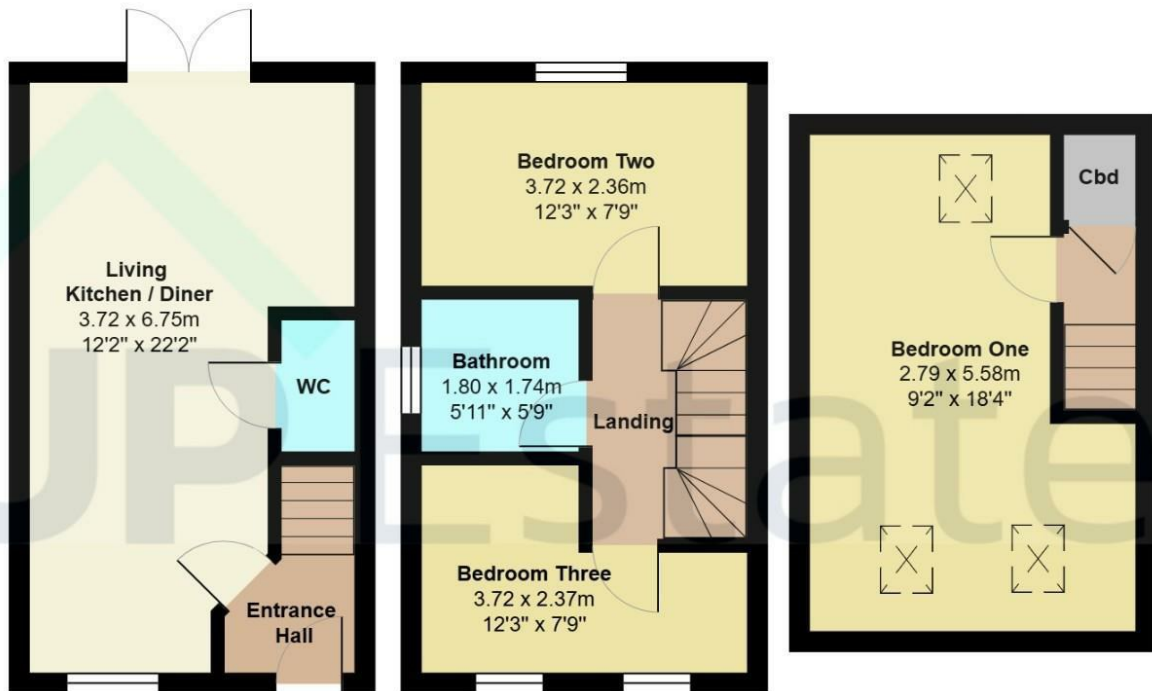
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Willow Way, Coventry





Total Area: 71.4 m<sup>2</sup> ... 768 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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