



**2 Bedroom House - Semi-Detached**  
**located on Anson Way, Coventry**  
**£240,000**

**UP Estates**



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**\*\* IMMACULATELY PRESENTED SEMI-DETACHED FAMILY HOME - PART CONVERTED GARAGE TO OFFICE - KITCHEN/DINER - SPACIOUS SOUTH EAST FACING GARDEN - TUCKED AWAY IN QUIET CUL DE SAC -- RE-FITTED SHOWER ROOM 2024 \*\*** Up Estates are proud to welcome to market this beautifully presented two double bedroom semi-detached property situated in the sought after area of Walsgrave. This property offers plentiful living accommodation and has a well maintained south east facing rear garden. In brief the property comprises; lounge, kitchen/diner, and part converted garage to office at the rear of the property. To the first floor there are two double bedrooms and a re-fitted shower room. To the front the property has a driveway for 2-3 vehicles and garage store, with a patio and lawn to the rear, there is also a summer house and external plug socket. Call immediately to secure a viewing!  
**DISCLAIMER**  
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 contact 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.

£240,000

- **\*\*CLOSE TO HOSPITAL\*\***
- Two Spacious Bedrooms
- Kitchen/Diner
- Semi Detached Property
- Ample off street Parking
- Garage & Part Converted Home Office
- Well Maintained Garden
- Sought after Location
- Council Tax - B
- EPC - POTENTIAL B



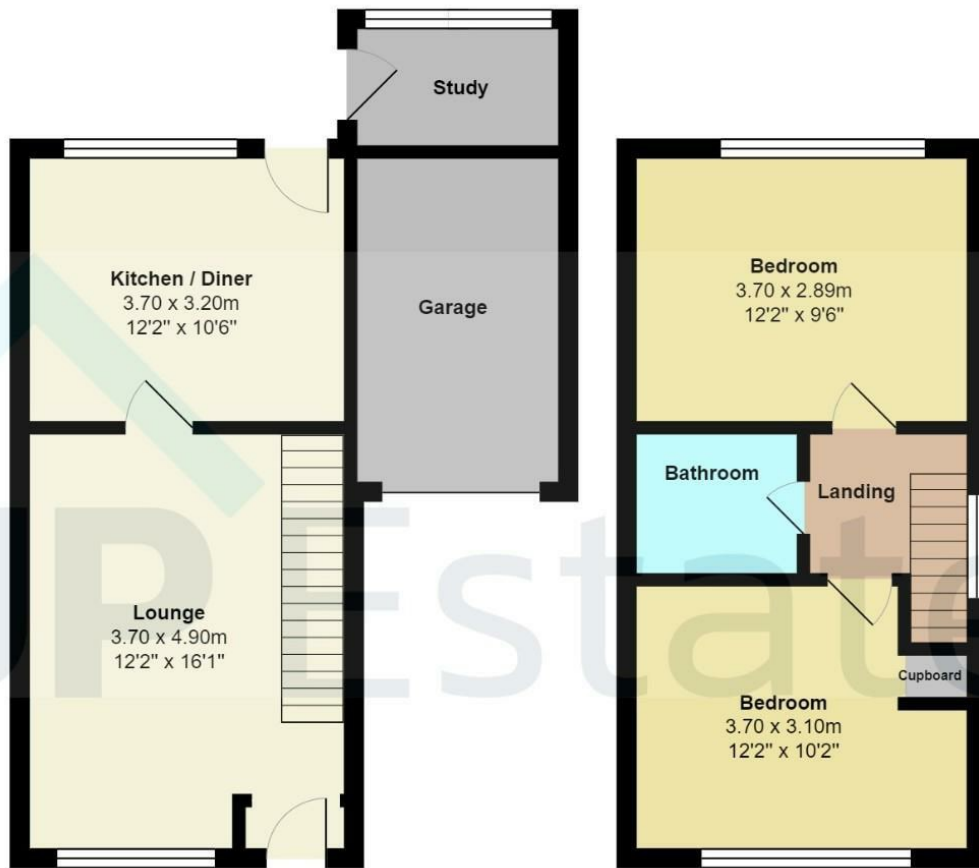






Anson Way, Walsgrave On Sowe, Coventry





All measurements are approximate and for display purposes only

Total Area: 76.2 m<sup>2</sup> ... 820 ft<sup>2</sup>

## CONTACT

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