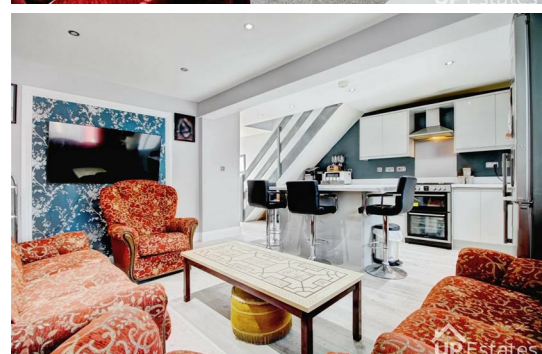
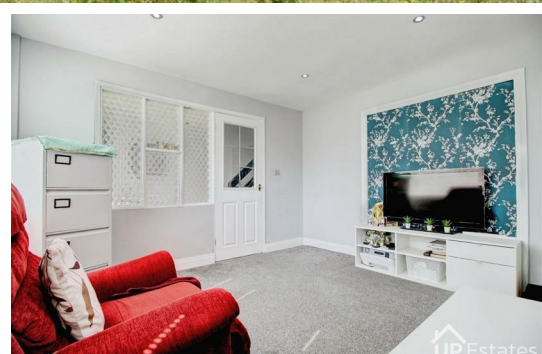




3 Bedroom House - Terraced
located on Mayflower Drive,
Coventry
£220,000

UP Estates



**** THREE DOUBLE BEDROOMS - MODERN KITCHEN DINER & FAMILY BATHROOM - SUN ROOM AND LIVING ROOM - GARAGE AND OFF ROAD PARKING ****

Situated in a highly sought-after location, this family home enjoys excellent public transport links with regular services into the City, while also being just moments from beautiful open green spaces and scenic riverside walks, offering the perfect balance of convenience and nature.

A front lawn leads to a welcoming entrance hallway, providing access to the ground floor accommodation. The bright and spacious living room benefits from large windows that flood the space with natural light, creating a warm and inviting atmosphere. To the rear, the property boasts an open-plan kitchen/dining room, featuring a generous range of fitted units, a central island, and ample space for dining and entertaining.

Further ground floor accommodation includes a WC, store room, and a versatile sun room with direct access to the rear garden. The garden also provides access to the garage and off-road parking.

Upstairs, the first floor offers three well-proportioned double bedrooms, two of which benefit from fitted wardrobes, together with a stylishly refitted contemporary family bathroom.

This home combines spacious accommodation with an enviable location, making it an ideal choice for families and commuters alike. Early viewing is highly recommended—call today to arrange your appointment.

£220,000

- MODERN KITCHEN/DINER
- LIVING ROOM & SUN ROOM
- RE-FITTED FAMILY BATHROOM
- THREE DOUBLE BEDROOMS
- GARAGE AND OFF ROAD PARKING
- FRONT AND REAR GARDENS





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.





Mayflower Drive, Coventry





Total Area: 104.7 m² ... 1127 ft² (excluding garage)

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