



3 Bedroom House - Terraced
located on Avon Street, Coventry
Offers Over £240,000

UP Estates



NO UPWARD CHAIN | DECEPTIVELY SPACIOUS “TARDIS” HOME | THREE BEDROOMS | HEAVILY EXTENDED | CONSERVATORY | LARGE REAR GARDEN

Situated just off Shakespeare Street, this deceptively spacious and heavily extended three bedroom mid terraced home offers far more than first meets the eye. Ideally located with easy access to the A444, Coventry City Centre and a range of local amenities, this property must be viewed to be fully appreciated.

The ground floor features a large open plan lounge diner, providing a fantastic living and entertaining space. To the rear is a spacious kitchen with plenty of storage, along with a downstairs WC. The property also benefits from a conservatory with double doors opening onto the rear garden, adding further versatile living space.

Upstairs, the accommodation continues to impress with a large double bedroom, a further double bedroom benefitting from a generous ensuite, and a well proportioned single bedroom. In addition, there is a versatile extra room which could be used as a walk-in wardrobe, dressing room or storage space. A family bathroom completes the first floor.

Externally, the property boasts a large rear garden, offering plenty of outdoor space. To the front, there is a small courtyard garden.

This is a truly spacious home offering flexible living accommodation and excellent value, ideal for families or investors alike.



Offers Over £240,000

- NO UPWARD CHAIN
- DECEPTIVELY SPACIOUS “TARDIS” PROPERTY
- THREE BEDROOM MID TERRACED HOME
- HEAVILY EXTENDED THROUGHOUT
- LARGE OPEN PLAN LOUNGE DINER
- SPACIOUS KITCHEN WITH AMPLE STORAGE
- CONSERVATORY WITH GARDEN ACCESS
- DOWNSTAIRS WC
- ENSUITE TO ONE BEDROOM
- EASY ACCESS TO A444 & CITY CENTRE



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.





Avon Street, Coventry





Total Area: 145.2 m² ... 1563 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