



**3 Bedroom House - End Terrace**  
**located on St. Anns Road, Coventry**  
**Offers Over £280,000**

**UP Estates**





**\*\* INCREDIBLY SPACIOUS FAMILY HOME - VERSATILE LIVING - THREE/FOUR BEDROOMS - CELLAR & USABLE LOFT - HALLS TOGETHER END OF TERRACE - SOUTH FACING PRIVATE GARDEN \*\*** This characterful, sizeable family home is now available for purchase, viewing is essential to appreciate the space and versatility this property has to offer. Very briefly comprising of; walled front garden, storm porch, entrance hall, sitting room/bedroom four allowing access to the cellar, followed by the family living room, kitchen diner and south facing private garden all to the ground floor. On the first floor off of the landing are three double bedrooms and the family bathroom. Furthermore, there is a paddle staircase leading to the usable loft with skylights and flooring. The property benefits from new carpeting and re-decoration. This characterful deceptively spacious home is superbly positioned with convenient access to the city centre and everyday amenities. A selection of highly regarded schools are within walking distance, including Sacred Heart Catholic Primary, Ravensdale Primary, and Stoke Park Secondary School. Local shops, Caludon Castle Park, and University Hospital are all just a short drive away.

Call now to secure a viewing!

## Offers Over £280,000

- IMPRESSIVELY SIZED FAMILY HOME
- HALLS TOGETHER, CHARACTERFUL END OF TERRACE
- SURROUNDED BY AMENITIES
- THREE/FOUR DOUBLE BEDROOMS
- PRIVATE SOUTH FACING GARDEN
- CELLAR & LOFT





### 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.







St. Anns Road, Coventry





Total Area: 183.6 m<sup>2</sup> ... 1977 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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