







3 Bedroom House - Terraced

located on Dillotford Avenue, Coventry

Offers Over £230,000

UP Estates

3

1

1

C

Offers Over £230,000

- IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME
- FANTASTIC LOCATION SURROUNDED BY AMENITIES & SCHOOLING
- WC & FAMILY BATHROOM
- BOILER CIRCA 3 YRS OLD
- WELL PROPORTIONED ACCOMODATION THROUGHOUT
- SOUTH WEST FACING GARDEN

** Immaculately Presented, Deceptively Spacious Three Bedroom Family Home - WC & Family Bathroom - Boiler Circa 3 Yrs Old - South West Facing Private Garden - Popular Location - Ample Storage Throughout ** This is an exceptional opportunity to purchase a 'Turn-Key', beautifully presented and much improved three bedroom family home on the sought after Dillotford Avenue, viewing is essential to appreciate this property which very briefly comprises of; front garden, store, entrance hall flowing through to the contemporary kitchen breakfast room. Benefitting from a range of wall and base mounted units, integrated microwave, dishwasher, double oven, induction hob, extractor and double sink. There are also undercounter spotlights and porcelain tiles adding to this space. Furthermore, a handy WC and a large storage cupboard both accessed off of the hallway. The bright and spacious family living room allows access to the south west facing landscaped private garden - A real sun trap! & has gated rear access. Stairs ascend with spotlights to the first floor landing, where you'll find large store cupboard, three well proportioned bedrooms, two with built in wardrobes, and the modern family bathroom. There are TV ariel points to the kitchen, living room and all bedrooms, a hard wired alarm system, plus the loft is insulated and part boarded for further storage. Call now to view!



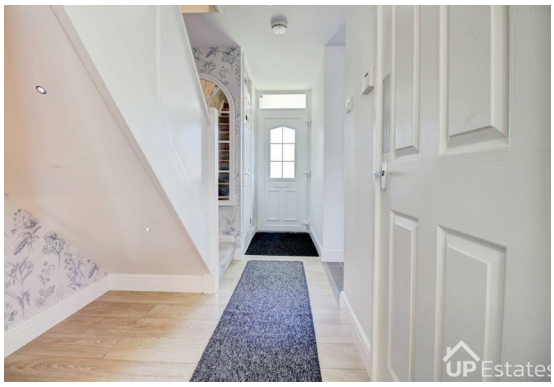


LOCATION

Situated within a popular and convenient locale bordering both Styvechale, and Cheylesmore to the South of Coventry, this address is a quiet and attractive one. Dillotford Avenue intersects Black Prince Avenue and the Daventry Road.

Local schooling, both primary and secondary is easily accessible and also within walking distance. Manor Park, Howes Primary School, Finham Primary, Grange Farm, Finham Secondary and King Henry VIII are all within easy reach.

Although very local shops can be found on Dawlish Drive, Quinton Parade, opposite Quinton Park and lake, can be found approximately one mile from the address.



For commuters, the main Coventry Railway Station is situated 1.3 miles from the house with the city centre only a few minutes beyond.

Located to the South of the city, access out of Coventry toward Kenilworth and Leamington Spa is also straightforward with both the A45 and A46 only a short drive from the property itself.

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.

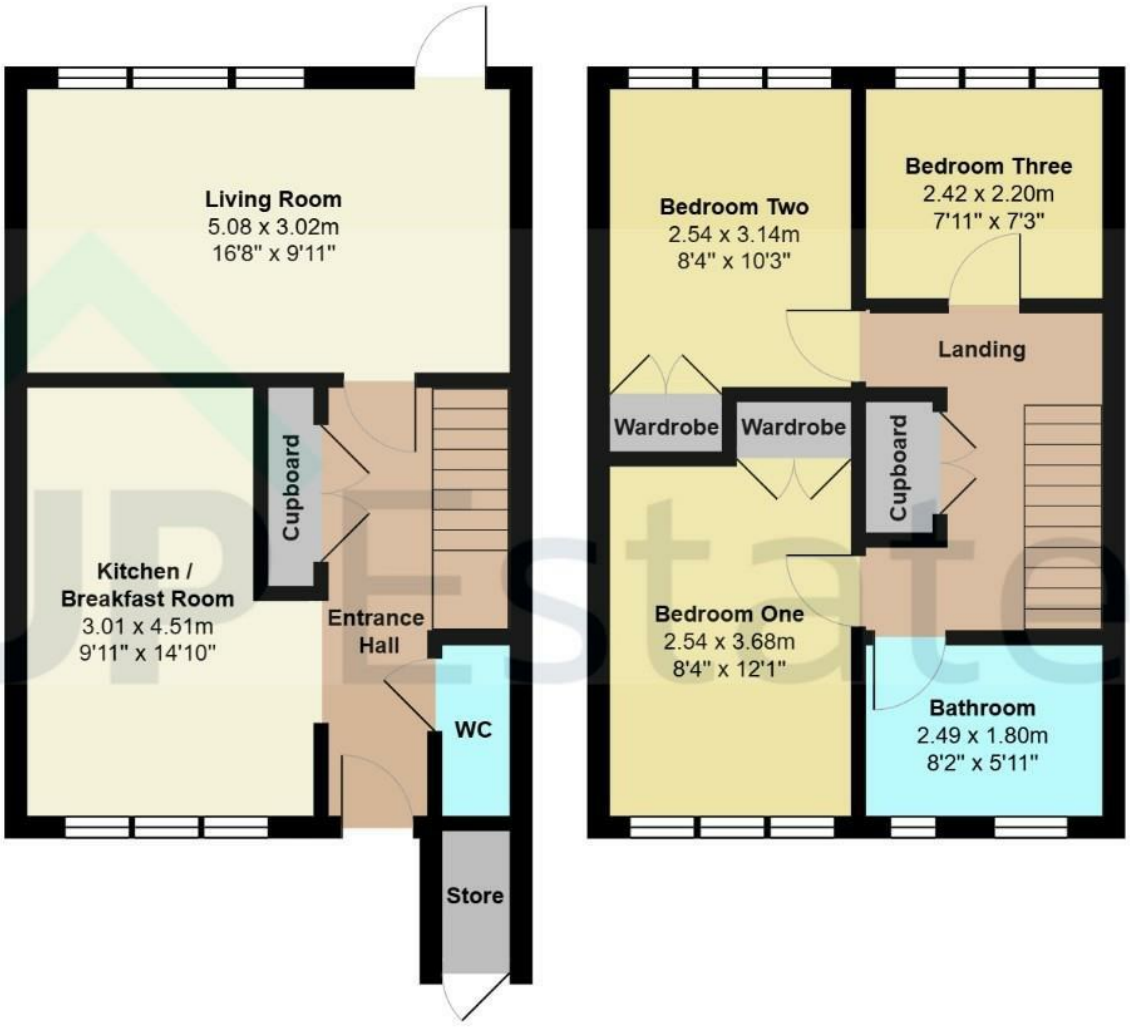






Dillotford Avenue, Coventry





Total Area: 78.6 m² ... 846 ft² (excluding store)

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