



**3 Bedroom House - Terraced**  
**located on Woodway Walk,**  
**Coventry**  
**£200,000**

 **UP Estates**



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**\*\* SPACIOUS & BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM FAMILY HOME - SOUTH EAST FACING GARDEN - NON-OVERLOOKED TO FRONT & REAR - GARAGE WITH POWER & LIGHT - FANTASTIC LOCATION CLOSE TO UHCW - KITCHEN/DINER - DOWNSTAIRS WC, SEPARATE UPSTAIRS WC & BATHROOM \*\***

This is a fantastic opportunity to purchase a much loved and beautifully presented three double bedroom family home, tucked away on Woodway Walk in a highly convenient location close to UHCW.

The property briefly comprises; a non-overlooked front aspect with fenced boundary, lawn and pathway leading to the entrance hall, which benefits from a large storage cupboard. The spacious lounge enjoys dual-aspect windows, including a bay window, and a feature fireplace creating an attractive focal point.

A rear lobby provides access to a convenient downstairs WC and further storage, whilst a door leads through to the modern kitchen/diner. Offering ample space for dining and entertaining, the room benefits from dual-aspect windows, a range of wall and base mounted units, integrated appliances and worktop space.

The south east facing rear garden offers an excellent degree of privacy and has been designed for low-maintenance enjoyment, featuring decking, artificial lawn and access into the garage with power and lighting. A rear gate provides convenient access to the parking area beyond.

To the first floor are three generous double bedrooms, two benefiting from fitted wardrobe storage, together with a family bathroom and separate WC.

We have been informed by the owners of the following work:

New Front Double Glazed Windows & External Door 2019

New Rear Double Glazed Windows & External Door 2015

Property Was Re-Wired 2016

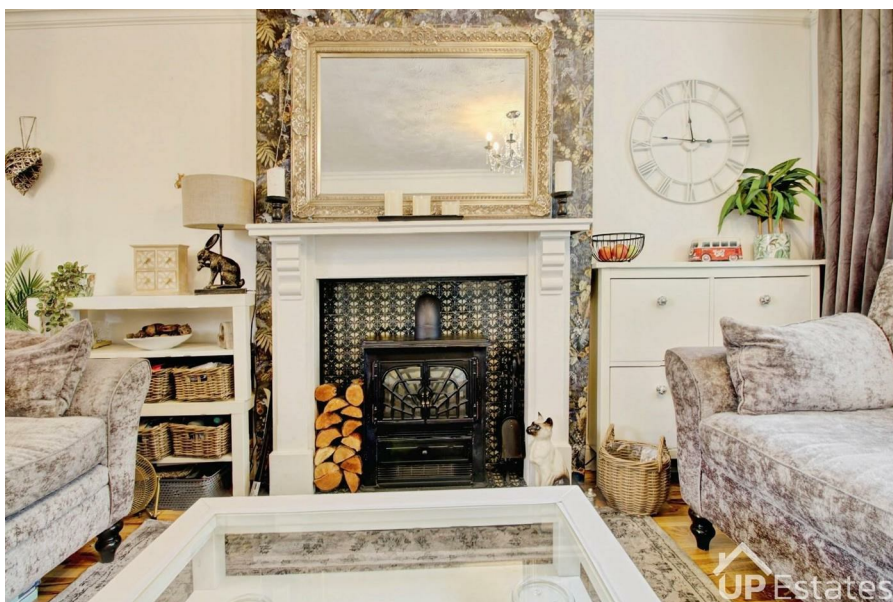
New Property Roof 2017

New Garage Roof 2017

Situated close to local amenities, schools, major road networks and UHCW, this superb home offers spacious accommodation in a highly sought-after location. Viewing is essential, call now!

**£200,000**

- MUCH IMPROVED SPACIOUS FAMILY HOME
- THREE DOUBLE BEDROOMS
- SOUTH EAST FACING GARDEN
- GARAGE WITH POWER/LIGHT
- GREAT LOCATION SURROUNDED BY AMENITIES
- DOWNSTAIRS WC, UPSTAIRS WC & BATHROOM
- AMPLE STORAGE SPACE THROUGHOUT
- COUNCIL TAX BAND A





## LOCATION

Tucked away on Woodway Walk, this fantastic property enjoys a convenient location close to the local parade of shops, including a Costcutter for everyday essentials. Larger supermarkets, including Tesco, Morrisons and Asda, are also just a short drive away.

For commuters and those working locally, University Hospital Coventry and Warwickshire is approximately a 10-minute drive away, or around a 20-minute walk. The property also provides excellent access to the wider road network, with the A46 Trunk Road and M6 Motorway both reachable within approximately 10 minutes.

Coventry mainline railway station is also within easy reach, providing direct services to both London and Birmingham. A range of schooling for all age groups is available locally, making this a particularly convenient location for families, while the surrounding area offers a variety of amenities and facilities to suit everyday needs.

## IMPORTANT NOTE TO PURCHASERS



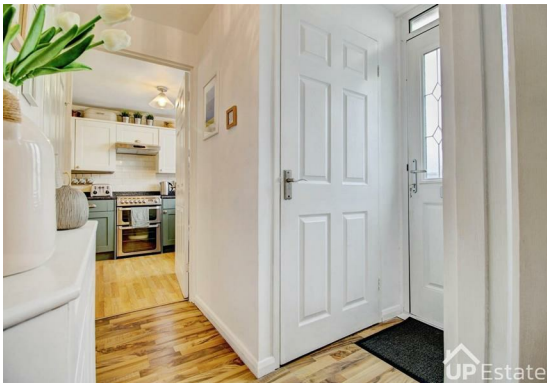
Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

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.

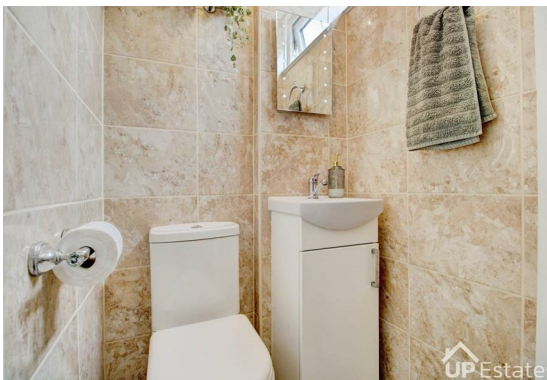


All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

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.





Woodway Walk, Coventry





Total Area: 105.4 m<sup>2</sup> ... 1135 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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