







2 Bedroom House - Terraced

located on Rigdale Close, Coventry

£220,000

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£220,000

- TWO BEDROOM TERRACED HOME
- OVERLOOKING STOKE FLOODS NATURE RESERVE
- ENTRANCE PORCH WITH STORAGE
- GENEROUS LOUNGE DINER
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FITTED WARDROBES TO MAIN BEDROOM
- BATHROOM WITH SHOWER OVER BATH
- ENCLOSED REAR GARDEN WITH DECKING
- OWN DRIVEWAY
- SINGLE GARAGE

TWO BEDROOM TERRACED HOME | OVERLOOKING STOKE FLOODS NATURE RESERVE | GENEROUS LOUNGE DINER | DRIVEWAY & GARAGE | ENCLOSED REAR GARDEN

Situated on Rigdale Close, this well presented two bedroom terraced home overlooks Stoke Floods Nature Reserve. With a generous lounge diner, fitted kitchen, enclosed rear garden and its own driveway and garage, the property would suit first time buyers, couples or those looking to downsize.

The accommodation begins with an entrance porch featuring a useful storage cupboard, leading into the lounge diner. This welcoming room provides space for both relaxing and dining, with wood-effect flooring, a feature fireplace and an open staircase leading to the first floor. To the rear, the fitted kitchen includes wall and base units, wood work surfaces, tiled splashbacks and integrated appliances, including an oven, fridge, freezer and washing machine, which will remain with the property. A door provides direct access to the rear garden.

Upstairs, there are two well-proportioned bedrooms, with fitted wooden wardrobes and drawers to the main bedroom. The landing includes a storage cupboard, while the bathroom features coordinated tiling, a bath with shower over, a vanity wash basin, WC and chrome heated towel rail.

Externally, the enclosed rear garden includes a decked seating area, lawn and established planted borders, with gated rear access. The property also has its own driveway and garage to the rear, providing off-road parking and storage. To the front, a lawned garden with railings and a path to the entrance enjoys an outlook over Stoke Floods Nature Reserve.







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.





Rigdale Close, Coventry





Total Area: 71.7 m² ... 771 ft²

All measurements are approximate and for display purposes only

CONTACT

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