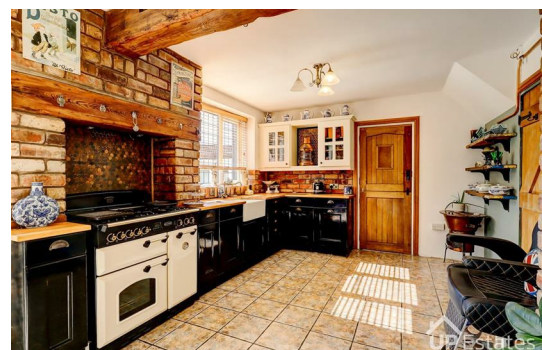




3 Bedroom House - Semi-Detached
located on Marshall Road, Coventry
£275,000

UP Estates



THREE BEDROOM SEMI-DETACHED HOME | UNIQUE RUSTIC STYLE | LARGE REAR GARDEN | POTENTIAL ANNEX/WORKSHOP STPP | GREAT LOCATION

This unique three bedroom semi-detached home offers character-rich, country cottage-style accommodation throughout, combined with practical living space and excellent transport links. Conveniently situated close to Exhall Junior School and local amenities, the property provides easy access to the A444 and M6, making it well suited to families and commuters.

The accommodation begins with an entrance hall leading into a generous kitchen diner, providing a welcoming space for both cooking and dining. From here, the accommodation flows through to the living room, which features a bay window and retains the property's charming rustic character. A separate utility room adds useful additional space.

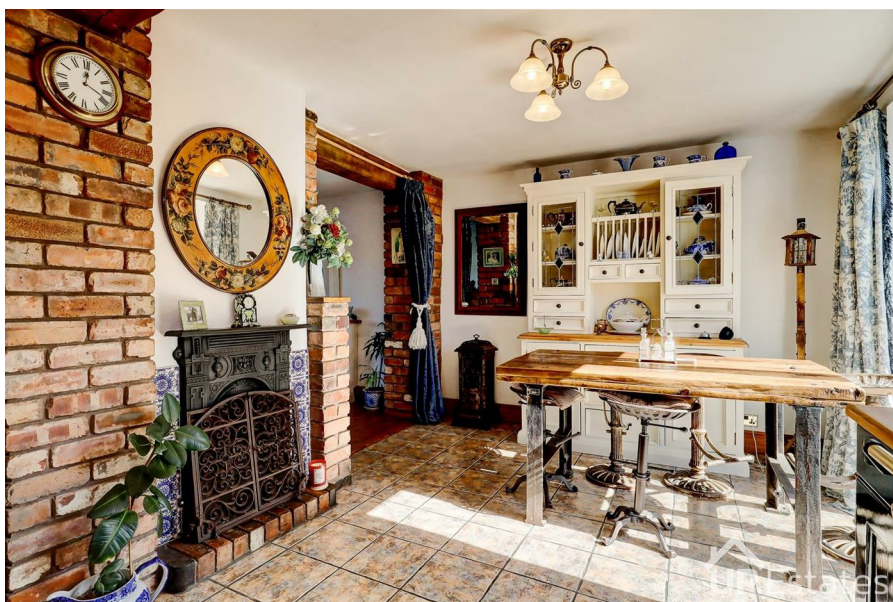
Upstairs, there are two good-sized double bedrooms, with the main bedroom benefiting from built-in wardrobes. There is also a well proportioned single bedroom and a family shower room.

Externally, the property has a large, low-maintenance rear garden with a useful store room positioned at the rear. Subject to the necessary planning permissions, this space offers potential for use as an annex or workshop. To the front, there is a block-paved frontage with a gated entrance.

Offering a distinctive character throughout, generous outdoor space and potential for further use of the rear outbuilding, this is a home that offers something a little different from the usual property.

£275,000

- THREE BEDROOM SEMI- DETACHED HOME
- UNIQUE RUSTIC COUNTRY COTTAGE STYLE
- GENEROUS KITCHEN DINER
- LIVING ROOM WITH BAY WINDOW
- TWO DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- MAIN BEDROOM WITH BUILT-IN WARDROBES
- SEPARATE UTILITY ROOM
- LARGE LOW MAINTENANCE REAR GARDEN
- REAR STORE WITH POTENTIAL ANNEX OR WORKSHOP STPP
- EASY ACCESS TO A444 & M6





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.

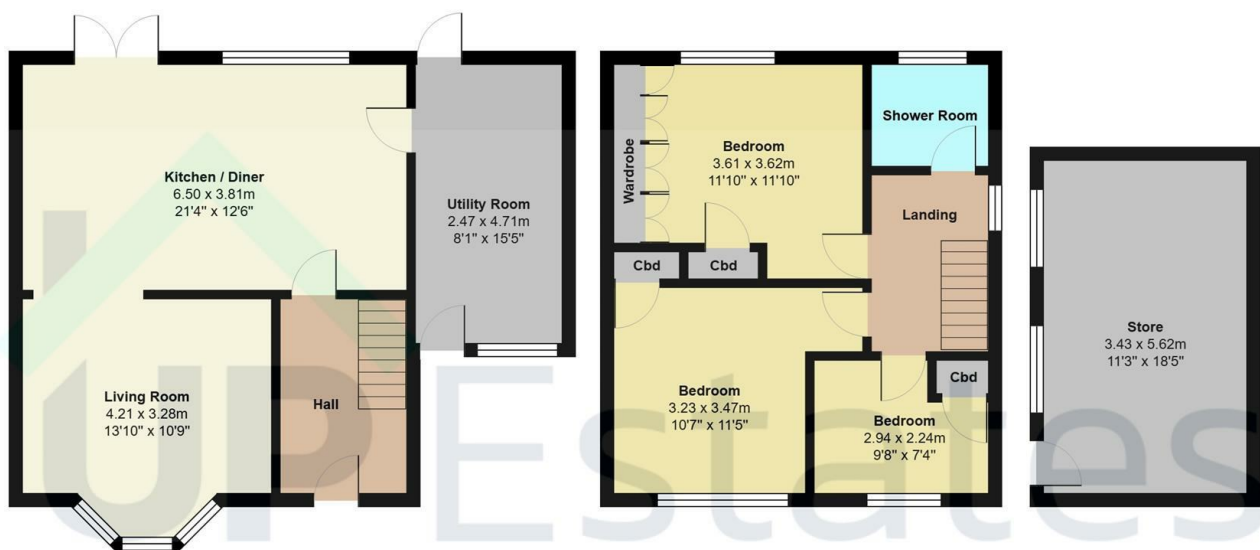
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Marshall Road, Exhall, Coventry





Total Area: 106.6 m² ... 1147 ft² (excluding store)

All measurements are approximate and for display purposes only

CONTACT

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