

**3 Bedroom House - Semi-Detached**  
**located on Gleneagles Road,**  
**Coventry**  
**Offers Over £250,000**

**UP Estates**



NO UPWARD CHAIN | THREE BEDROOM SEMI DETACHED HOME | OPEN PLAN LOUNGE DINER | REAR GARAGE WITH ELECTRICS | POTENTIAL DRIVEWAY | GREAT LOCATION

Situated just off Ansty Road, this well positioned three bedroom semi detached home is offered to the market with no upward chain. The property benefits from a fantastic location close to local amenities, UHCW, Wyken Croft Nature Park and offers excellent access to the M6 and M69.

The ground floor features a spacious open plan lounge diner, creating a bright and versatile living space, with sliding doors leading directly onto the rear garden. There is also a separate kitchen offering good storage and direct access to the garden.

Upstairs, the property offers two spacious double bedrooms, both benefiting from built in storage, along with a well proportioned single bedroom. A generous family shower room completes the first floor.

Externally, the rear garden is well maintained and features a patio area along with a lawn and pathway leading to a single garage located at the rear of the property. The garage benefits from electrics, making it ideal for storage or workshop use. To the front, there is a block paved courtyard offering excellent potential to be converted into a driveway for off road parking for two vehicles (subject to relevant permissions).

This is a fantastic opportunity for buyers looking to put their own stamp on a well located family home.



## Offers Over £250,000

- NO UPWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS OPEN PLAN LOUNGE DINER
- SEPARATE KITCHEN WITH GARDEN ACCESS
- TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE
- FAMILY SHOWER ROOM
- REAR GARDEN WITH PATIO & LAWN
- SINGLE GARAGE WITH ELECTRICS
- POTENTIAL TO CREATE DRIVEWAY TO FRONT (STPP)
- EASY ACCESS TO M6, M69, UHCW & LOCAL AMENITIES



### **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.



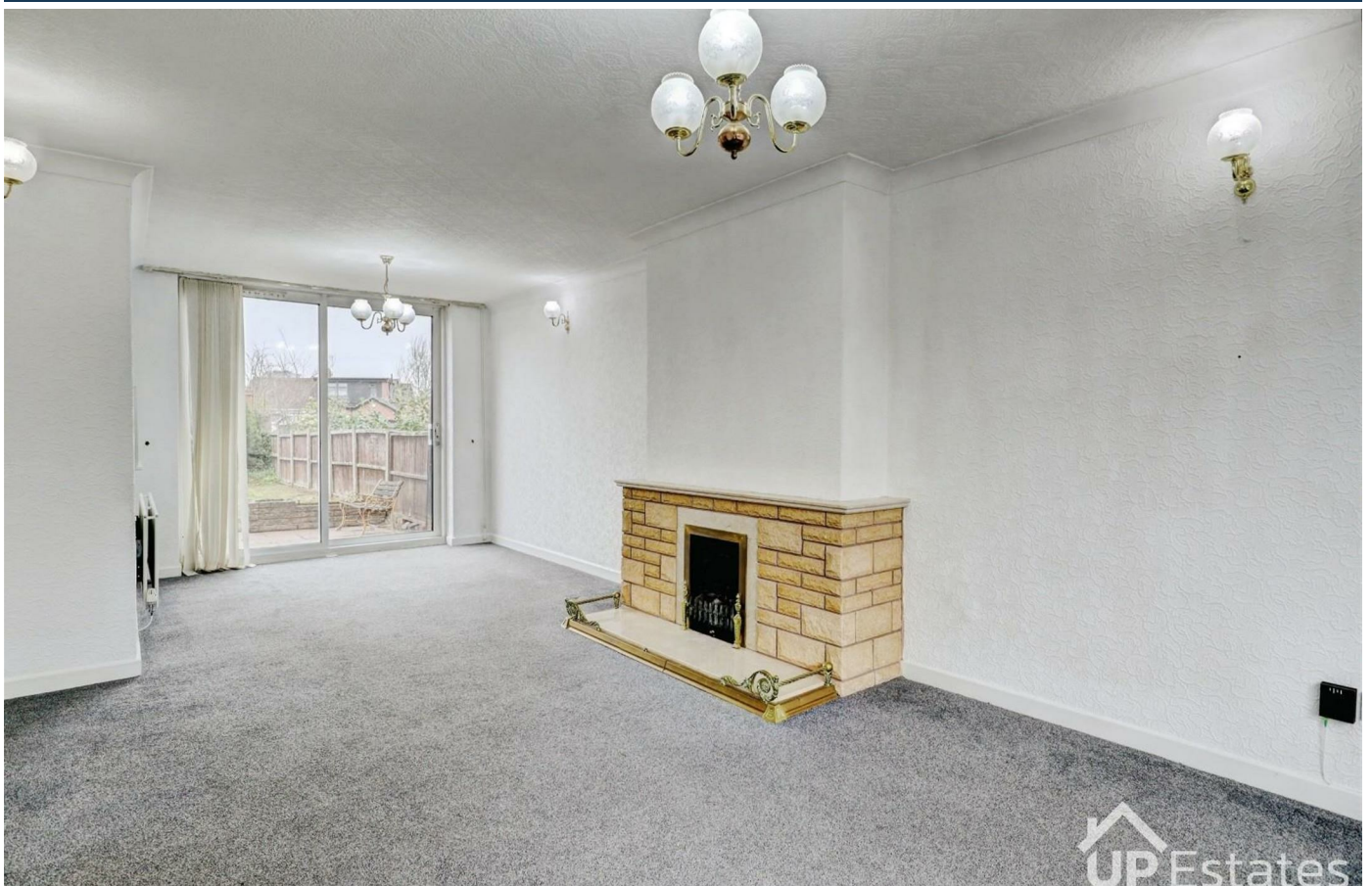
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

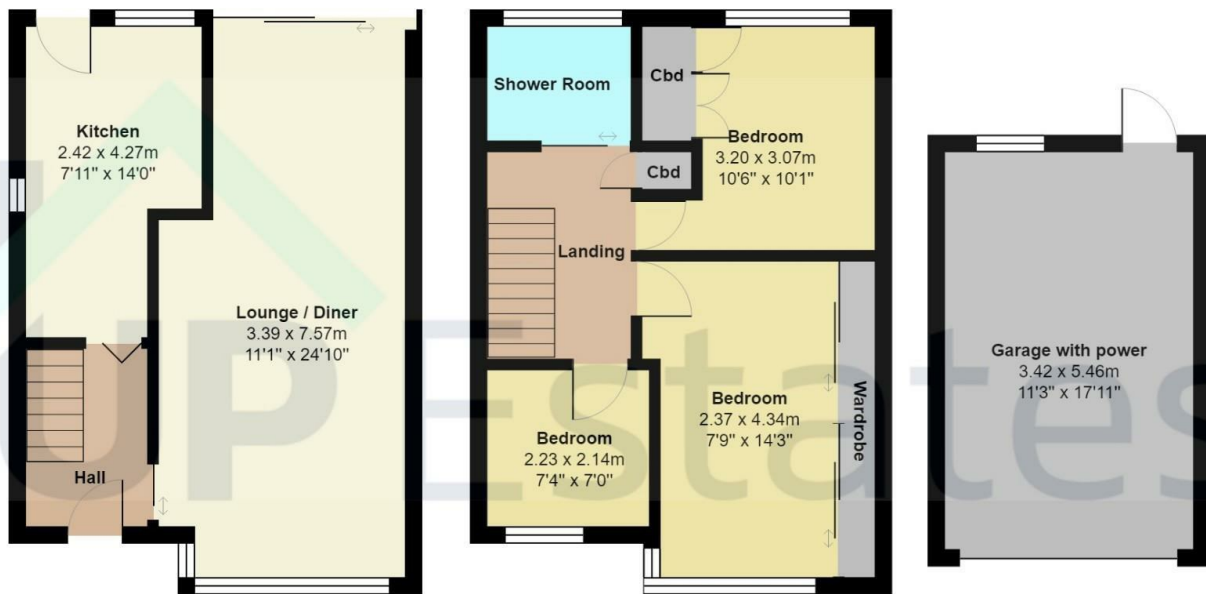
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Gleneagles Road, Coventry





Total Area: 76.6 m<sup>2</sup> ... 825 ft<sup>2</sup> (excluding garage with power)

All measurements are approximate and for display purposes only

## CONTACT

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