



3 Bedroom House - Terraced
located on Rutherglen Avenue,
Coventry
£260,000

UP Estates



THREE BEDROOM TERRACED HOME | STUNNING BAY WINDOW FRONTAGE | DETACHED GARAGE & DRIVEWAY | BEAUTIFUL REAR GARDEN

This well-proportioned three bedroom terraced home occupies a popular position in Coventry and offers generous living accommodation together with a beautiful rear garden, detached garage and off-road parking. The property is ideally placed for access to JLR Whitley, with local well regarded schools, shops and everyday amenities readily available, as well as excellent road links via the A45 and A46.

A welcoming entrance hallway leads through to the impressive open-plan lounge/diner, which spans the full length of the property. A large bay window to the front floods the room with natural light, while French doors provide direct access onto the rear garden and patio. A feature chimney breast creates a natural focal point within the room, adding character to this spacious living area. To the rear, the kitchen is well equipped with a good range of fitted cabinets and work surfaces, with views and access towards the garden. The ground floor is completed by a useful WC accessed from the garden, together with an understairs storage cupboard.

To the first floor are two generous double bedrooms, both benefiting from built-in wardrobes, alongside a third single bedroom which would also make an ideal home office, playroom or nursery. The landing also provides access to a useful loft space offering additional versatility and storage potential.

Outside, the attractive rear garden features patio areas and lawn, providing a pleasant space for outdoor seating and entertaining. A detached single garage sits towards the rear, offering useful additional storage, while the block-paved driveway to the front provides off-road parking. A spacious home with excellent outside space, this property would suit first-time buyers, couples or families looking for well-connected accommodation with plenty of useful features.

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- THREE BEDROOM TERRACE HOME WITH STUNNING BAY WINDOW FRONTAGE
- SPACIOUS OPEN-PLAN LOUNGE DINER WITH ATTRACTIVE CHIMNEY BREAST FOCAL POINT
- MODERN KITCHEN WITH PLENTY OF CABINETS AND WORKTOPS
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- THIRD BEDROOM/ HOME OFFICE/ PLAYROOM/ NURSERY
- USEFUL LOFT SPACE OFFERING EXTRA STORAGE AND VERSATILITY
- BEAUTIFUL REAR GARDEN AND PATIO AREAS
- DETACHED SINGLE GARAGE PROVIDING ADDITIONAL STORAGE AND FLEXIBILITY
- BLOCK PAVED DRIVEWAY FOR OFF ROAD PARKING
- EXCELLENT ROAD LINKS WITH THE A45 AND A46 MAKING WORK COMMUTES EASIER



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.





Rutherglen Avenue, Coventry



Total Area: 73.5 m² ... 792 ft² (excluding loft space, garage)

All measurements are approximate and for display purposes only

CONTACT

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