







2 Bedroom House - Terraced

located on Caludon Road, Coventry

£175,000

UP Estates

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£175,000

- TWO DOUBLE BEDROOMS
- TERRACED HOME
- READY TO MOVE INTO
- TWO SEPARATE RECEPTION ROOMS
- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- BUILT-IN BEDROOM STORAGE
- ENCLOSED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- ACCESS TO LOCAL SHOPS AND AMENITIES

TWO DOUBLE BEDROOMS | TWO RECEPTION ROOMS | FITTED KITCHEN | GROUND FLOOR BATHROOM | ENCLOSED REAR GARDEN | IDEAL FOR FIRST TIME BUYERS OR INVESTORS

Situated on Caludon Road, this two bedroom terraced home offers ready to move into accommodation, with two separate reception rooms and an enclosed rear garden. The property would suit first time buyers or investors, with local shops and amenities available in the surrounding Stoke area.

The entrance opens into the front living room, which provides a comfortable reception space with a window overlooking the foregarden. A door leads through to the separate dining room, offering space for a dining table and additional seating, with stairs rising to the first floor.

To the rear, the fitted kitchen provides wall and base units, worktop space, a built-in oven, hob and extractor, together with space for freestanding appliances. A side door gives access to the rear garden. Beyond the kitchen is the ground floor bathroom, comprising a bath with shower over and screen, a wash basin set on a vanity unit and WC.

Upstairs, the landing leads to two double bedrooms. The front bedroom spans the width of the property, while the rear bedroom benefits from a built-in storage cupboard.

Outside, a small foregarden is enclosed by a brick wall with gated access to the entrance. The enclosed rear garden includes a paved seating area, lawn, planting and a pathway leading towards a timber shed.

The location provides access to the shops and everyday amenities around Ball Hill and Walsgrave Road. Stoke Library is situated on Kingsway, while bus stops on Clay Lane provide public transport options. Coventry city centre is also accessible from the area.



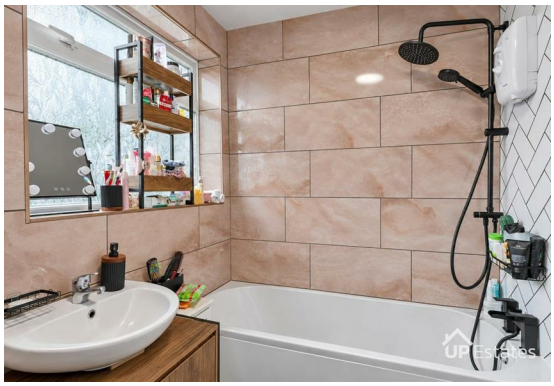




IMPORTANT NOTE TO PURCHASERS

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.





Caludon Road, Coventry





Total Area: 59.7 m² ... 642 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780