



**3 Bedroom House - Terraced**  
**located on Lumsden Close,**  
**Coventry**  
**Offers Over £290,000**

**UP Estates**





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**\*\* NO FORWARD CHAIN - EXTENDED FAMILY HOME - SPACIOUS SOUTH FACING GARDEN - WC & FAMILY BATHROOM - UPDATED KITCHEN AND PANTRY - QUIET CUL DE SAC - THREE GOOD SIZED BEDROOMS \*\*** Offered to the market with no onward chain, this beautifully presented and extended three-bedroom semi-detached home is tucked away in a peaceful cul-de-sac in the sought-after area of Walsgrave. Ideally positioned within walking distance of University Hospital, this property perfectly balances tranquillity with convenience.

Upon arrival, a private driveway provides off-road parking, setting the tone for the calm and welcoming setting. The ground floor begins with an entrance porch leading into a spacious hallway. The bright and airy lounge offers ample space for multiple seating arrangements.

An open archway leads seamlessly into the dining room, ideal for both everyday family living and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the space and providing effortless indoor-outdoor living during the warmer months. A convenient downstairs WC, newly fitted in 2025. The kitchen is well-equipped with an integrated oven, grill, gas hob, extractor fan and sink, along with space for additional appliances. A walk-in pantry provides excellent storage, while further access leads to a garage store with power and lighting.

Upstairs, the property offers three well-proportioned bedrooms, all filled with natural light. The main bedroom benefits from fitted wardrobes, while the remaining rooms provide flexible space for family living, guests, or a home office. The contemporary family shower room was stylishly refitted in 2023.

Externally, the standout feature is the generous south-facing rear garden. Enjoying a high degree of privacy, it features a well-maintained lawn and patio area—perfect for entertaining, relaxing, or family playtime. Mature trees and conifer borders enhance the sense of seclusion, creating a peaceful outdoor retreat. Call now!

## Offers Over £290,000

- EXTENDED FAMILY HOME
- NO FORWARD CHAIN
- THREE SPACIOUS BEDROOMS
- KITCHEN & WALK IN PANTRY
- WC & FAMILY BATHROOM
- TUCKED AWAY IN QUIET CUL DE SAC





## LOCATION

Location-wise, it's hard to beat. Several highly regarded primary and secondary schools, including SS Peter and Paul Catholic School, Potters Green Primary, Cardinal Wiseman and Seva School, are all within walking distance. The M6 and University Hospital are just a short drive away, making commuting and healthcare access effortless, while nearby parks, local shops and everyday amenities complete the picture.

## 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.







Lumsden Close, Coventry





Total Area: 96.5 m<sup>2</sup> ... 1039 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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