



3 Bedroom House - Terraced
located on Hermitage Road,
Coventry
£250,000

 **UP Estates**



BEAUTIFULLY MAINTAINED THREE BEDROOM HOME | LONG REAR GARDEN | GARAGE TO REAR | EXCELLENT TRANSPORT LINKS

Situated in a convenient location with excellent transport links, this beautifully maintained three bedroom mid terraced home offers spacious accommodation throughout and is ideally positioned close to UHCW, local amenities, Ansty Road, the M6 and M69 motorway networks.

The ground floor comprises an entrance porch leading into a welcoming hallway, a spacious living room featuring a bay window that fills the room with natural light, and a well maintained kitchen which opens into a dining area extension, creating a fantastic space for family living and entertaining.

Upstairs, the property offers two spacious double bedrooms, with one benefitting from built in wardrobes, a well proportioned single bedroom and a family bathroom.

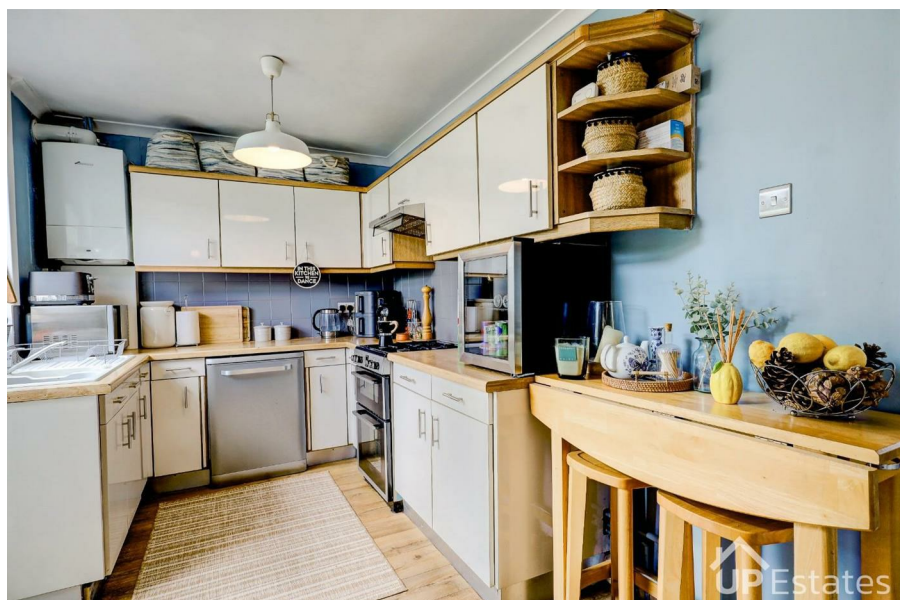
Externally, the property boasts a long and beautifully maintained rear garden. A standout feature is the above ground koi pond, while a decking area positioned at the end of the garden provides the perfect space for outdoor seating and entertaining. The garden also benefits from access to a single garage, offering excellent storage or parking potential.

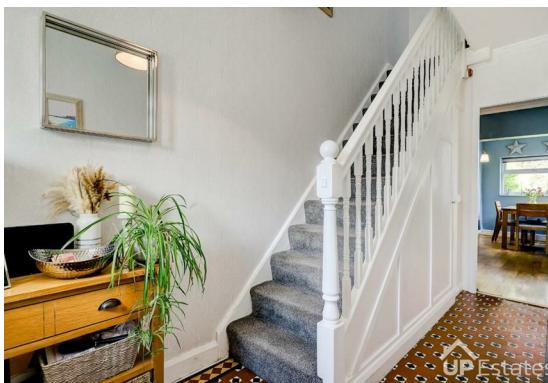
To the front of the property is an attractive low maintenance pebbled garden.

This is a fantastic opportunity to acquire a well cared for family home in a popular and well connected location.

£250,000

- BEAUTIFULLY MAINTAINED THREE BEDROOM MID TERRACED HOME
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- KITCHEN WITH DINING AREA EXTENSION
- LONG REAR GARDEN
- ABOVE GROUND KOI POND
- DECKING AREA PERFECT FOR ENTERTAINING
- SINGLE GARAGE TO THE REAR
- EASY ACCESS TO UHCW
- CLOSE TO M6, M69 & ANSTY ROAD
- EXCELLENT TRANSPORT LINKS & 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.

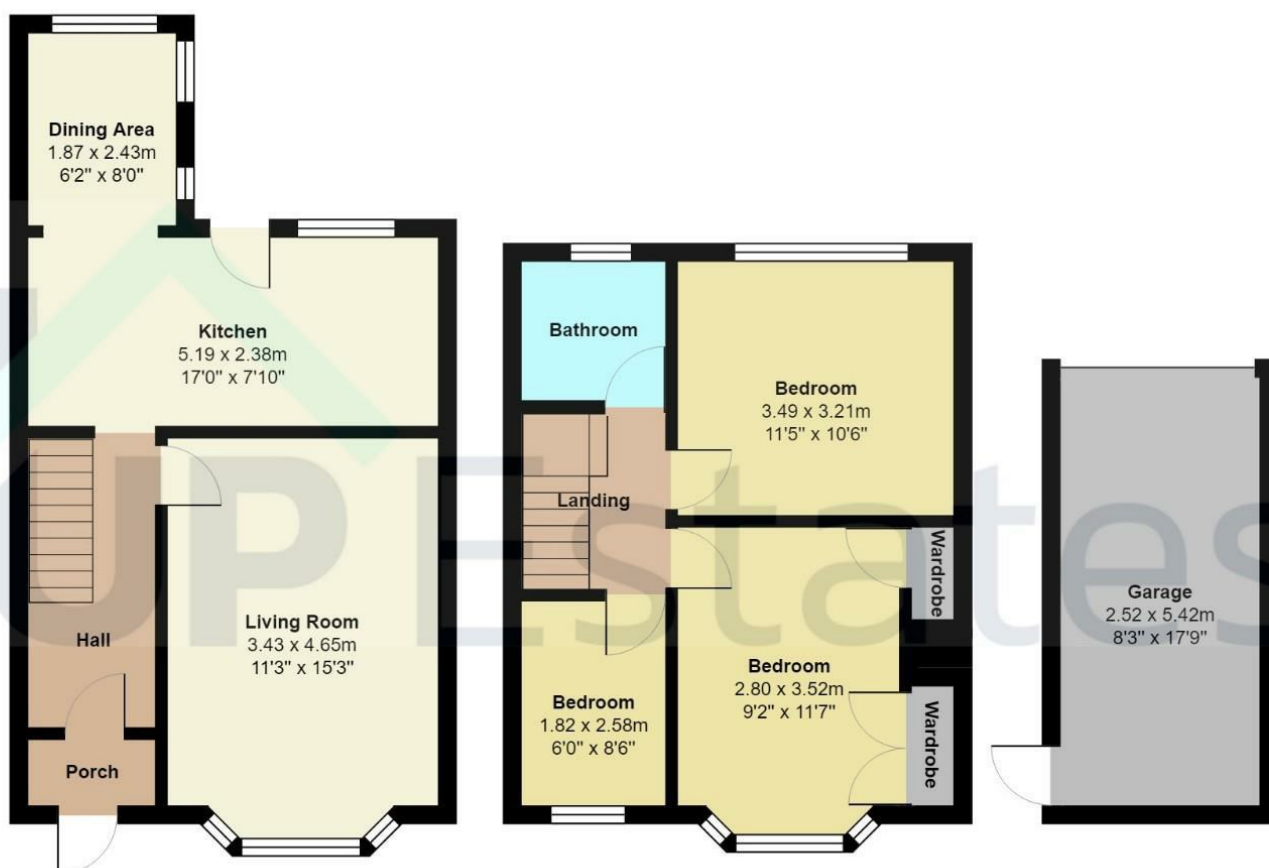
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Hermitage Road, Coventry





Total Area: 80.7 m² ... 868 ft² (excluding garage)

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

 **UP** Estates