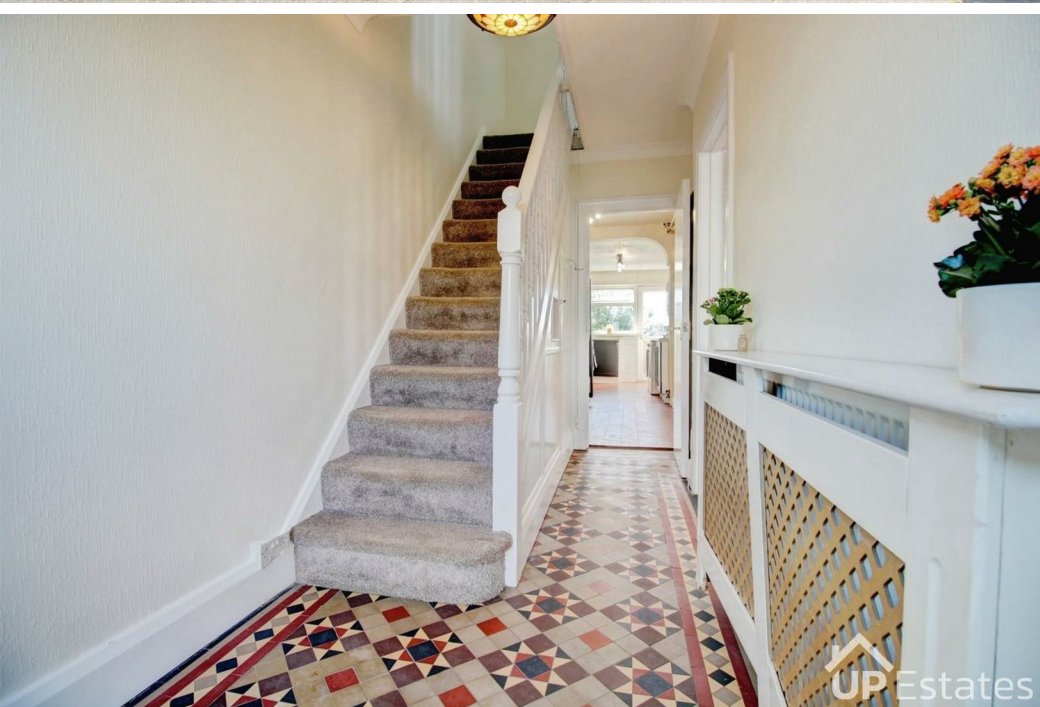




4 Bedroom House - End Terrace
located on Avon Street, Coventry
Offers Over £270,000

UP Estates



4



2



3



D

**** SUBSTANTIAL CORNER PLOT!! - HEAVILY EXTENDED HALLS TOGETHER END OF TERRACE FAMILY HOME - FOUR BEDROOMS, THREE RECEPTION ROOMS & TWO BATHROOMS - DETACHED GARAGE AND TWO DRIVEWAYS! - DUAL ASPECT WINDOWS THROUGHOUT - NEW BOILER 2026 & RECENTLY REFRESHED THROUGHOUT - NEW KITCHEN ROOF 2025 - SUNNY, WRAP AROUND, MATURE PRIVATE GARDEN ****

This is an exceptional opportunity to purchase a much loved, heavily extended property which has so much to offer! With over 1200 sq. ft of living accommodation and situated on an impressive wrap around corner plot with further potential to extend *STPP, this deceptive property is ready for their new owners to make their home. Externally there is the wrap around sunny and mature plot with TWO driveways, detached garage, and multiple seating areas, 'The Woodshed', secret gate and patio with outdoor lighting, ideal for al fresco dining!

Internally there are dual aspect windows throughout, allowing plentiful natural light, and very briefly comprises of; entrance hall with characterful original Minton tiles, family living room, social kitchen diner and versatile sun room overlooking the substantial garden, all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms, bedroom two boasts integrated wardrobe storage, and the family bathroom. The second floor hosts a further spacious bedroom, with windows to three sides, and a shower room WC. Call immediately to secure a viewing!

Offers Over £270,000

- DECEPTIVELY SPACIOUS, EXTENDED FAMILY HOME
- FOUR BEDROOMS, TWO BATHROOMS
- THREE RECEPTION AREAS
- TWO DRIVEWAYS & DETACHED GARAGE
- MATURE, SUNNY, PRIVATE WRAP AROUND CORNER PLOT GARDEN
- DUAL ASPECT WINDOWS & CHARACTER FEATURES THROUGHOUT
- NEW BOILER & KITCHEN ROOF 2025
- SOUGHT AFTER LOCATION





LOCATION!

Situated on the East side of Coventry close to a number of schools, including Wyken Croft and St. John Fisher primary, colleges, and supermarkets making it a perfect location for an extended family with amenities on the doorstep. Allowing easy access to the University Hospital, motorway links to M6, M69 and M1 and a circa 10 minute drive to Coventry train station via A444.



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.

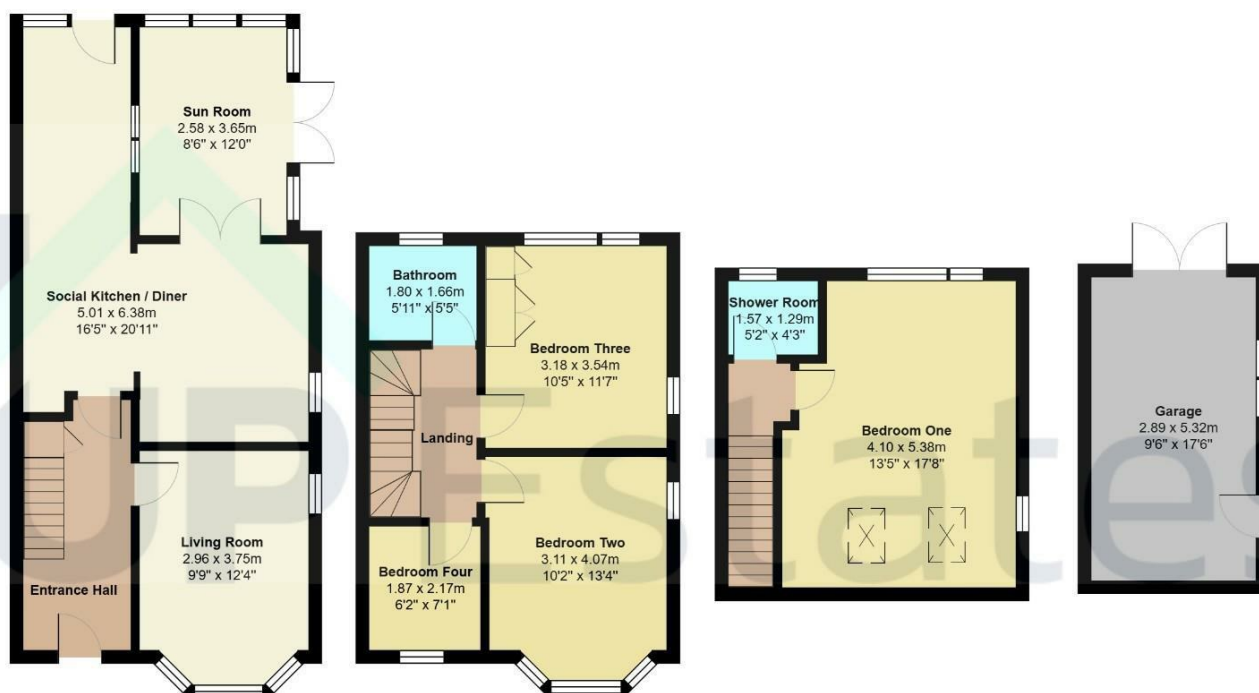
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Avon Street, Coventry





Total Area: 119.4 m² ... 1285 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