



## 18 Ullswater Road, Coventry, CV3 2DH Offers Over £235,000

\*\*\*This cherished three-bedroom family home has been lovingly cared for since the day it was built, and it shows in every corner. Offered vacant with no onward chain, it's ready for its next chapter\*\*\*

The property welcomes you with a bright entrance hall an inviting introduction to the home, to an extended lounge/dining room, a wonderful space for family gatherings. The kitchen sits to the rear well-planned with scope for modernisation to suit personal taste, with access to a handy lean-to, complete with W.C and storage. Upstairs, you'll find two generous double bedrooms, the master featuring fitted wardrobes, plus a well-designed third bedroom, also with fitted storage. A spacious family bathroom completes the first floor.

The south-facing rear garden is a standout feature — beautifully maintained, private, and bathed in sunlight throughout the day. The front garden mirrors this care, offering attractive kerb appeal and a welcoming first impression. The garage and carport provide convenient off road parking and the property also benefits from gas central heating and double glazing.

Located in a sought-after neighbourhood, close to excellent local schools, walking distance local conveniences and the Warwickshire Retail Park a short distance away. Also convenient for University Hospital and Coombe Abbey Country Park a popular destination for families.

This is a fantastic chance for a family to put their own stamp on a much-loved home. Call to view!

## Approach



## Entrance Hallway



## Lounge

22'4 x 12'5 (6.81m x 3.78m)



## Dining Room

9'0 x 8'9 (2.74m x 2.67m)



## Kitchen

10'7 x 10'1 (3.23m x 3.07m)



## Lean To

9'7 x 6'8 (2.92m x 2.03m)



## Upstairs Landing

### Bedroom One

11'4 x 11'0 (3.45m x 3.35m)



### Bedroom Two

11'6 x 10'6 (3.51m x 3.20m)



**Bedroom Three**  
8'7 x 8'5 (2.62m x 2.57m)



**Bathroom**  
8'1 x 5'5 (2.46m x 1.65m)



**Rear Garden**

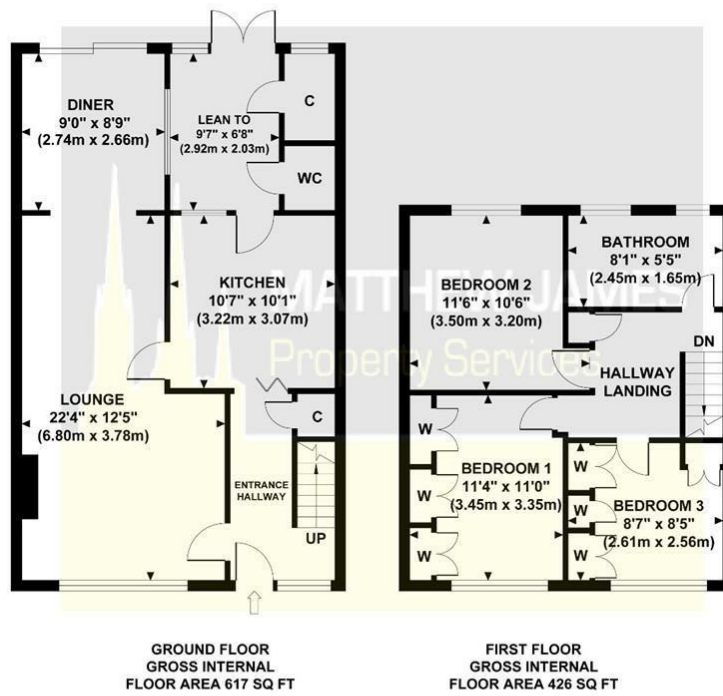


**Garage & Carport**

# Floor Plan

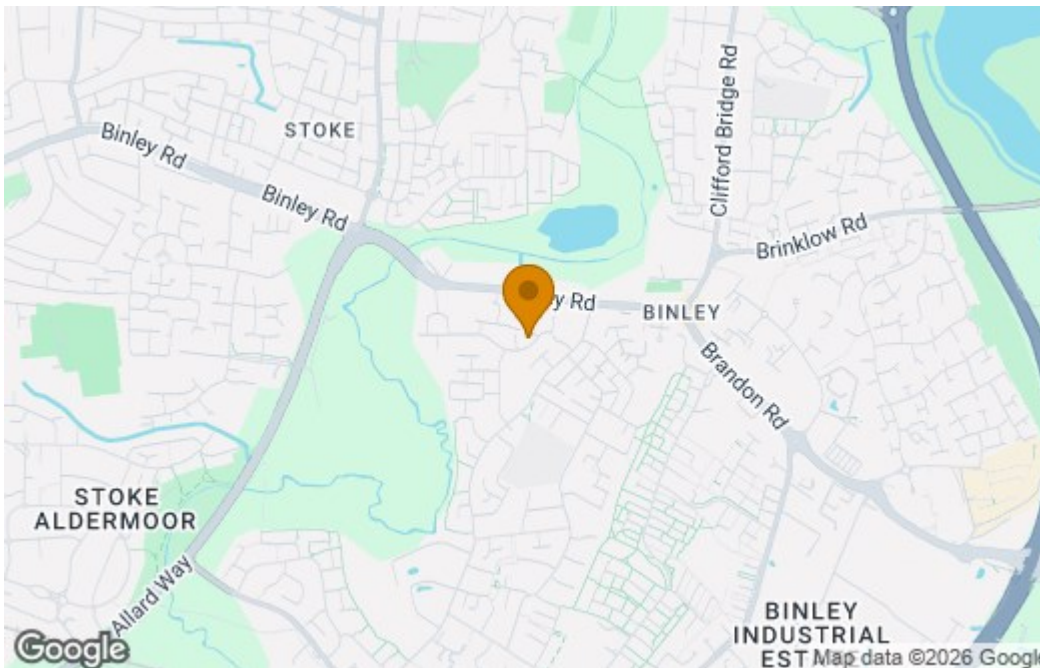
## 18 ULLSWATER ROAD

Approximate Gross Internal Area 1043 sq ft / 96.89 sq m

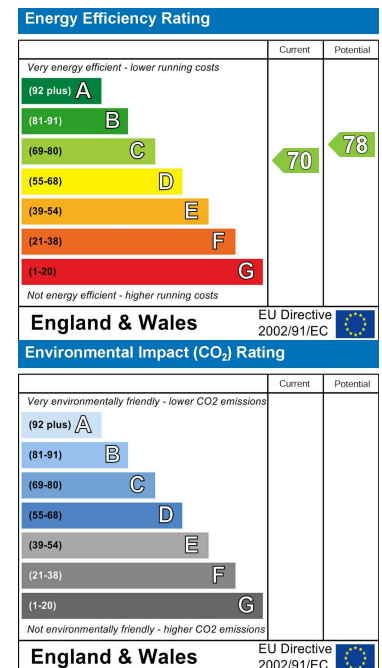


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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