

**3 Bedroom House - Terraced**  
**located on Cherry Brook Way,**  
**Coventry**  
**Offers Over £140,000**

**UP Estates**





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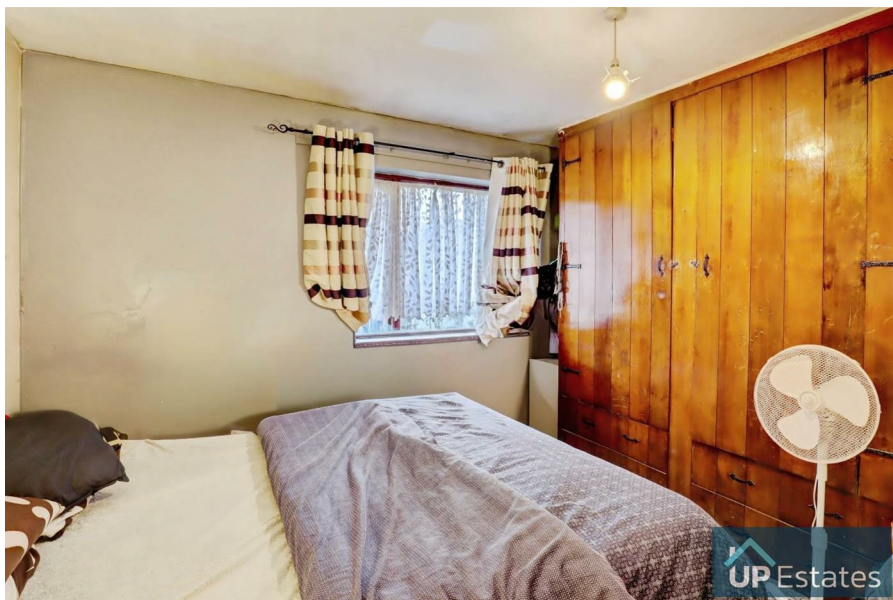
**\*\*Situating in a convenient and well-connected part of Coventry, this three-bedroom mid-terrace home on Cherry Brook Way offers spacious living, practical layout, and plenty of potential both inside and out.\*\***

Upon entering the property, you step into the hallway that provides access to the kitchen, living room, and a useful ground-floor cloakroom. The kitchen is fitted with built-in cupboard units, offering ample storage and workspace. The living room sits to the rear, providing an ideal space for relaxation or family time. Upstairs, the home features three well-proportioned bedrooms, some of which include built-in cupboard space for added convenience. The first-floor layout also includes a family bathroom and a separate adjacent WC—perfect for busy households.

Externally, the property benefits from a generous rear garden offering plenty of lawn and scope for landscaping or outdoor entertaining. To the front, a lawned area with mature hedging provides added privacy. With excellent transport links to Coventry City Centre and surrounding areas, and close proximity to local shops, schools, and everyday amenities. This home is ideal for families, first-time buyers, or investors looking for a well-located property with great potential. The property also has surrounding green spaces for walks. We understand this property is non standard construction type - being system built, concrete or wimpey no fines construction - but this must be clarified via your own legal and surveying representatives.

## Offers Over £140,000

- THREE BEDROOM MID TERRACE HOME
- SPACIOUS LIVING ROOM
- GROUND FLOOR CLOAKROOM
- REAR GARDEN WITH LANDSCAPING POTENTIAL
- BUILT IN STORAGE/ CUPBOARDS IN KITCHEN AND BEDROOMS
- CONVENIENT COVENTRY LOCATION WITH GOOD TRANSPORT LINKS
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- IDEAL FOR FAMILIES, FIRST TIME BUYERS AND INVESTORS
- NON STANDARD CONSTRUCTION TYPE - SYSTEM BUILT/CONCRETE BUILD

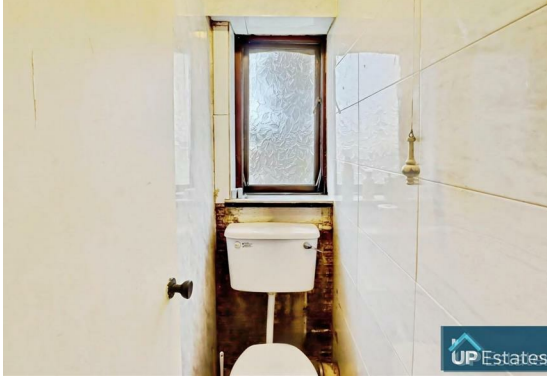




### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

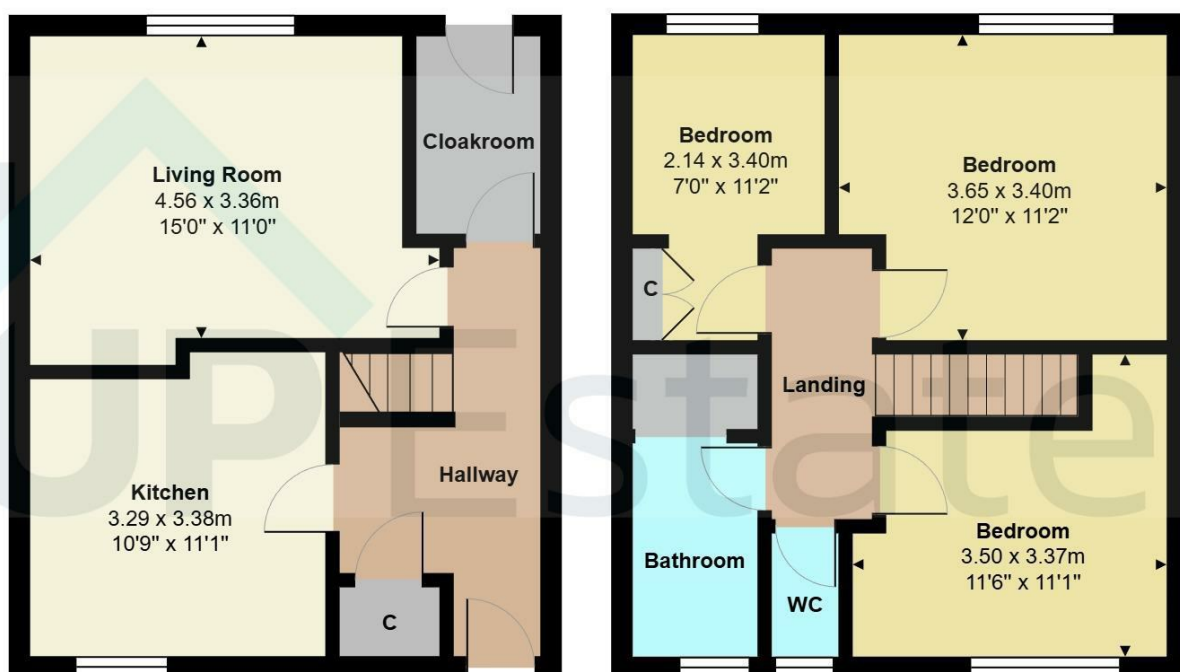
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Cherry Brook Way, Coventry





Total Area: 80.5 m<sup>2</sup> ... 866 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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