



**3 Bedroom House - Terraced**  
**located on Cheveral Avenue,**  
**Coventry**  
**Offers Over £260,000**

**UP Estates**



## THREE BEDROOM HOME | CONVERTED OUTBUILDING | BEAUTIFULLY PRESENTED GARDEN | DRIVEWAY | EXCELLENT LOCATION

Situated in a convenient location close to local amenities and within walking distance of Hill Farm Primary School, this well presented three bedroom home offers spacious and versatile accommodation throughout, making it an ideal choice for families and professionals alike.

The ground floor comprises a welcoming entrance hall, a comfortable living room and a spacious kitchen diner featuring double doors that open onto the rear garden, creating an excellent space for everyday living and entertaining. In addition, there is a separate family room, offering valuable extra living space that could be used as a playroom, home office or snug.

Upstairs, the property offers two spacious double bedrooms, a well proportioned single bedroom and a family shower room.

Externally, the rear garden has been beautifully maintained and provides an attractive outdoor space to relax and enjoy. A standout feature of the property is the fully converted garage situated at the end of the garden. Finished to a modern standard and benefiting from electrics, plumbing and a WC, the space also offers the potential to install a full shower room. This versatile building would make an ideal annex, home office, gym, studio or entertainment space.

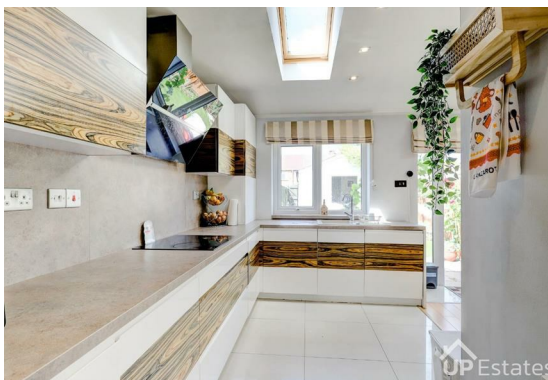
To the front of the property is a block paved driveway providing off road parking.

This is a fantastic opportunity to acquire a spacious home with a highly versatile outbuilding in a popular and well connected location.

## Offers Over £260,000

- THREE BEDROOM HOME
- KITCHEN DINER WITH DOUBLE DOORS TO THE GARDEN
- FAMILY SHOWER ROOM
- BEAUTIFULLY PRESENTED REAR GARDEN
- FULLY CONVERTED OUTBUILDING
- IDEAL HOME OFFICE, GYM OR STUDIO SPACE
- BLOCK PAVED DRIVEWAY
- WALKING DISTANCE TO HILL FARM PRIMARY SCHOOL
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS





### **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.

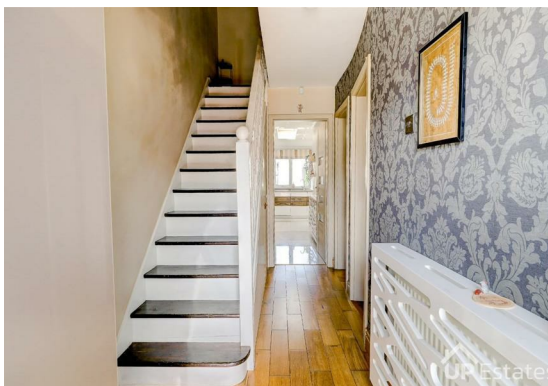
All measurements are approximate and intended



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.





Cheveral Avenue, Coventry





Total Area: 84.5 m<sup>2</sup> ... 910 ft<sup>2</sup> (excluding outhouse, wc)

All measurements are approximate and for display purposes only

## CONTACT

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