



2 Bedroom House - Terraced
located on Hillfray Drive, Coventry
Offers Over £195,000

UP Estates



**** NO FORWARD CHAIN – STUNNING FRONT & REAR OUTLOOKS – TWO DOUBLE BEDROOMS – TUCKED AWAY PEACEFUL POSITION BACKING ONTO GREENERY – BEAUTIFULLY PRESENTED THROUGHOUT – GARAGE EN BLOC – LOUNGE & KITCHEN/DINER – SOUGHT-AFTER LOCATION – BOILER APPROX. 2 YEARS OLD – CONSUMER UNIT REPLACED APPROX. 1 YEAR AGO ****

A fantastic opportunity to purchase this much-loved and beautifully maintained two double bedroom terraced home, enviably tucked away within the sought-after Hillfray Drive. Enjoying attractive outlooks to both the front and rear, with the rear backing onto greenery, this charming home offers a peaceful setting whilst remaining conveniently located for local amenities.

The accommodation briefly comprises a welcoming entrance hall, a bright and spacious family lounge, and a well-appointed kitchen/diner complete with pantry storage, ample cupboard space, range cooker, and extractor with recently replaced light and filter. To the rear is a lovely sunny west-facing garden featuring an external power socket, outside tap, and gated wrap-around side access — perfect for relaxing or entertaining.

Upstairs, the landing leads to two double bedrooms, both benefiting from integrated wardrobe storage, along with a family bathroom.

Further benefits include a garage en bloc with parking to the front aspect, double glazing, and gas central heating throughout. For added peace of mind, the boiler was replaced approximately two years ago and still benefits from warranty cover, while the consumer unit/fuse box was replaced around one year ago.

Offered with no forward chain, this superb home must be viewed to be fully appreciated. Call now to arrange your viewing!

Offers Over £195,000

- NO FORWARD CHAIN
- SOUGHT AFTER LOCATION
- GARAGE EN BLOC & PARKING
- TWO DOUBLE BEDROOMS
- AMPLE STORAGE THROUGHOUT
- FRONT & REAR GREENERY
- BOILER 2 YRS OLD
- FUSE BOX 1 YR OLD



LOCATION

This home is tucked away on Hillfray Drive, a desirable residential location boasting exceptional amenities; access to CITY CENTRE, local shops, retail parks, sports and leisure facilities with nearby parks, fitness and leisure centres and COPSEWOOD GRANGE golf course, plethora of local schools (Whitley Abbey Primary, Blue Coat Church of England, Ernesford Grange Community Academy, Gosford Park Primary etc.), road and transport links.

It is also within close proximity of JLR (Whitley), PSA Peugeot Citroen (Stoke), state-of-the-art Coventry University Hospital, Severn Stars, Binley and Pilot Business Parks.

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.



Hillfray Drive, Coventry





Total Area: 65.8 m² ... 709 ft² (excluding garage en bloc)

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