



2 Bedroom House - Semi-Detached
located on Royal Oak Lane,
Coventry
£260,000

UP Estates



****TWO BEDROOM SEMI-DETACHED HOME | SPACIOUS OPEN-PLAN KITCHEN/DINER | GENEROUS DETACHED GARAGE & PRIVATE DRIVEWAY | EXCELLENT ROAD LINKS****

Situated on Royal Oak Lane, this well-proportioned two bedroom semi-detached home offers a practical layout with a particularly spacious open-plan kitchen/diner, private parking and a detached garage. The property is well placed for access into Coventry City Centre, as well as the M6 towards Birmingham and the M69 towards Leicester.

Upon entering, the cosy living room provides a comfortable reception space, featuring a characterful chimney breast and fireplace which adds a traditional touch to the room. To the rear of the property is the impressive open-plan kitchen/diner, providing plenty of room for both cooking and dining. The kitchen is fitted with an abundance of built-in cabinets and worktops, while the generous understairs storage cupboard provides useful additional space and could accommodate utility appliances. A real highlight is the pleasant outlook beyond the rear garden towards the adjoining allotments.

To the first floor are two well proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room and benefits from a very spacious built-in wardrobe, providing excellent storage. The second bedroom is also well proportioned and enjoys views over the allotments, while the family bathroom is fitted with a bath and separate shower cubicle.

Externally, the rear patio area provides a private space to relax and enjoy the outlook, offering a perfect spot for outdoor seating. A private driveway provides off-road parking, while the detached garage offers secure parking, storage and further practical options. With its spacious kitchen/diner, useful storage, private parking and detached garage, this property would make an excellent first home or suit a couple looking for well-connected accommodation.

£260,000

- TWO BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN KITCHEN/ DINER
- PLEASANT OUTLOOK TOWARDS THE ALLOTMENTS
- COSY LIVING ROOM WITH CHARACTERFUL FIRE PLACE
- PRINCIPLE BEDROOM WITH GENEROUS BUILT IN WARDROBE
- FAMILY BATHROOM WITH A BATH AND SEPARATE SHOWER
- LOW MAINTENANCE REAR PATIO AREA TO RELAX AND ENJOY DURING THE WARMER MONTHS
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING
- DETACHED WELL PROPORTIONED GARAGE OFFERING SECURE PARKING AND ADDITIONAL STORAGE
- EXCELLENT ROAD LINKS INTO COVENTRY CITY CENTRE AND THE M6 AND M69





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.

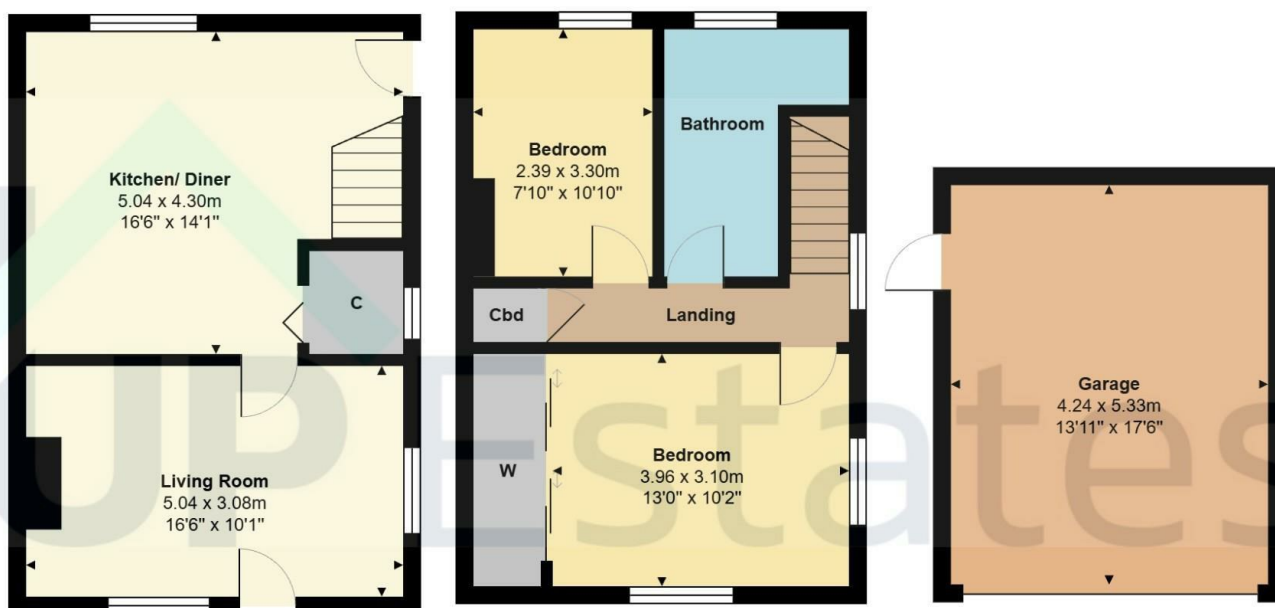
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Royal Oak Lane, Coventry





Total Area: 75.3 m² ... 811 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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