



UP Estates



UP Estates



UP Estates



UP Estates

**3 Bedroom House - Terraced**  
**located on Belgrave Road, Coventry**  
**£170,000**

UP Estates



3



1



2



E

**£170,000**

- NO FORWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION NEAR UNIVERSITY HOSPITAL
- BACKING ONTO CALUDON CASTLE PARK
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FANTASTIC POTENTIAL

\*\* NO FORWARD CHAIN - FANTASTIC LOCATION - THREE WELL PROPORTIONED BEDROOMS - BACKS ONTO CALUDON CASTLE PARK - WALKING DISTANCE TO UNIVERSITY HOSPITAL - TWO RECEPTION ROOMS - GREAT POTENTIAL \*\* This is an excellent opportunity to acquire a bright three bedroom family home in a highly sought-after location, within walking distance to University Hospital. This property offers tremendous potential for modernisation and improvement.

The accommodation briefly comprises:

**Ground Floor:** Walled front garden leading to an inviting entrance hall, the family living room, separate dining room, and a kitchen. The property benefits from a spacious rear garden with an outbuilding/store and an external WC, as well as rear access. The garden directly backs onto the picturesque Caludon Castle Park, offering a lovely outlook and plenty of natural light.

**First Floor:** Landing leading to three well-proportioned bedrooms and a family bathroom.

This property presents a fantastic opportunity for buyers looking to create their dream home, with ample scope to modernise and add value. Early viewing is highly recommended to fully appreciate the location, space, and potential on offer. Call now to view!





## LOCATION

Nestled in a sought-after area, this property is within walking distance to the University Hospital Coventry, making it an ideal location for medical professionals or those who value proximity to healthcare facilities. Caludon Castle Secondary School and various local primary schools are just a stone's throw away, providing excellent educational options for families.



Convenience is further amplified with easy access to nearby shops, restaurants, and a doctor's surgery. For commuters, the property offers the perfect location, ensuring quick access to the M6, M69, and other local highways for seamless travel to various destinations.

## 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.



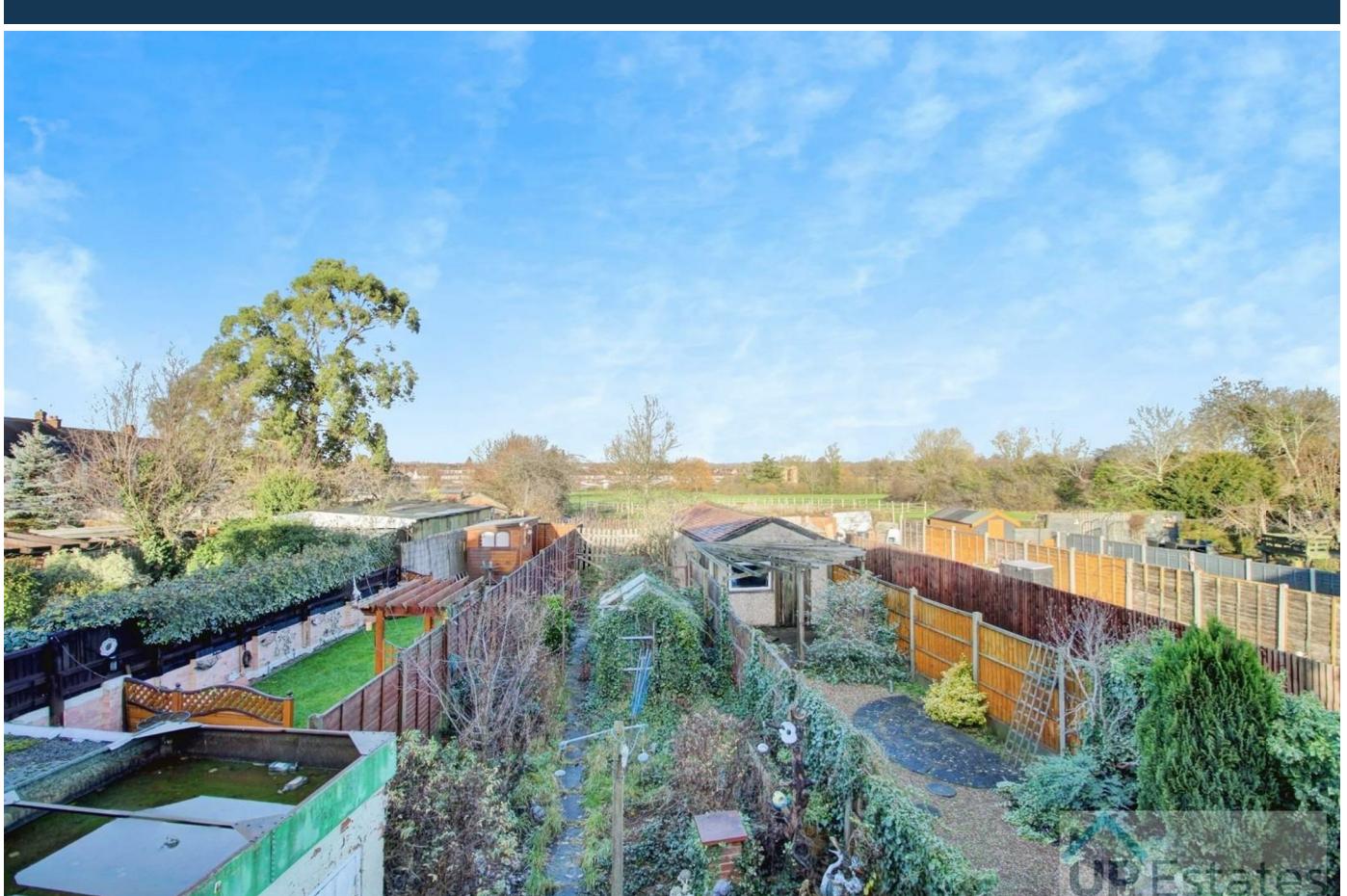
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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



UP Estates

## Belgrave Road, Coventry



UP Estates



Total Area: 80.1 m<sup>2</sup> ... 862 ft<sup>2</sup>

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](mailto:enquiries@upestates.co.uk)

T: 024 7771 0780