



2 Bedroom House - Semi-Detached
located on Auburndale Avenue,
Coventry
£245,000

UP Estates



EXTENDED, BEAUTIFULLY PRESENTED SEMI-DETACHED HOME - TWO DOUBLE BEDROOMS - KITCHEN/DINER, LIVING ROOM & SUN ROOM - SOUTH FACING PRIVATE GARDEN - TWO CAR PARKING SPACES

This fantastic extended two double bedroom semi-detached family home is situated on Aubundale Avenue, within the popular Bannerbrook Park development. The property is beautifully presented throughout and offers well-proportioned, versatile accommodation.

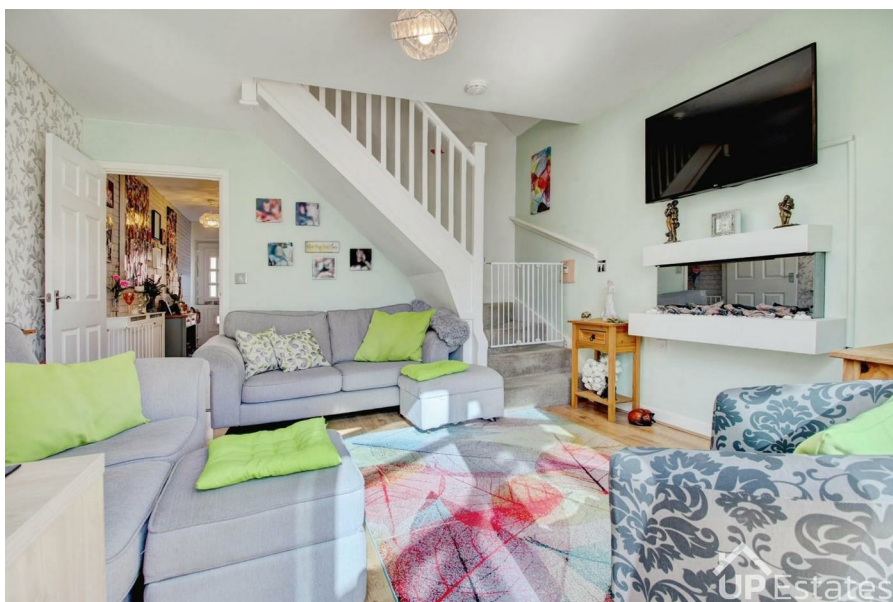
Briefly comprising; two-car driveway, welcoming entrance hall leading into the kitchen/diner, fitted with a range of wall and base units, integrated oven, gas hob, extractor, sink and space for further appliances and furnishings. A convenient WC is accessed from the kitchen, while a door leads into the living room. From here, patio doors open into the impressive extended sun room, which provides direct access to the private, south facing and non-overlooked rear garden.

To the first floor, the landing gives access to two well-proportioned double bedrooms and the family bathroom. The loft is part boarded, benefits from lighting and is accessed via a ladder, providing useful additional storage.

The property is ideally positioned for local amenities, with Bannerbrook Park shopping centre nearby offering shops, supermarkets and everyday essentials, alongside a selection of pubs and eateries. Tile Hill train station is also within easy reach, providing links towards Coventry, Birmingham and beyond, while regular bus services offer convenient access to Coventry city centre, Balsall Common and Solihull. Viewing is highly recommended.

£245,000

- EXTENDED SEMI-DETACHED HOME
- TWO RECEPTION ROOMS & KITCHEN/DINER
- WC & FAMILY BATHROOM
- SOUTH FACING NON-OVERLOOKED GARDEN
- TWO CAR PARKING SPACES TO FRONT ASPECT
- POPULAR LOCATION





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

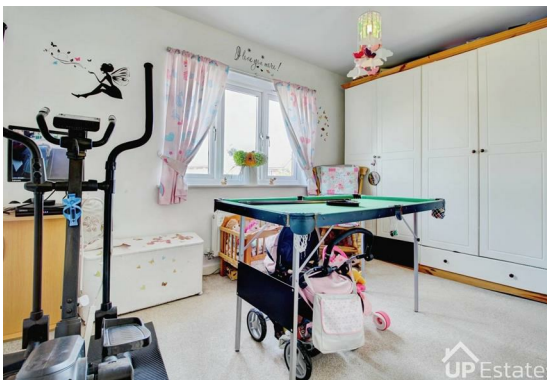


as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



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.

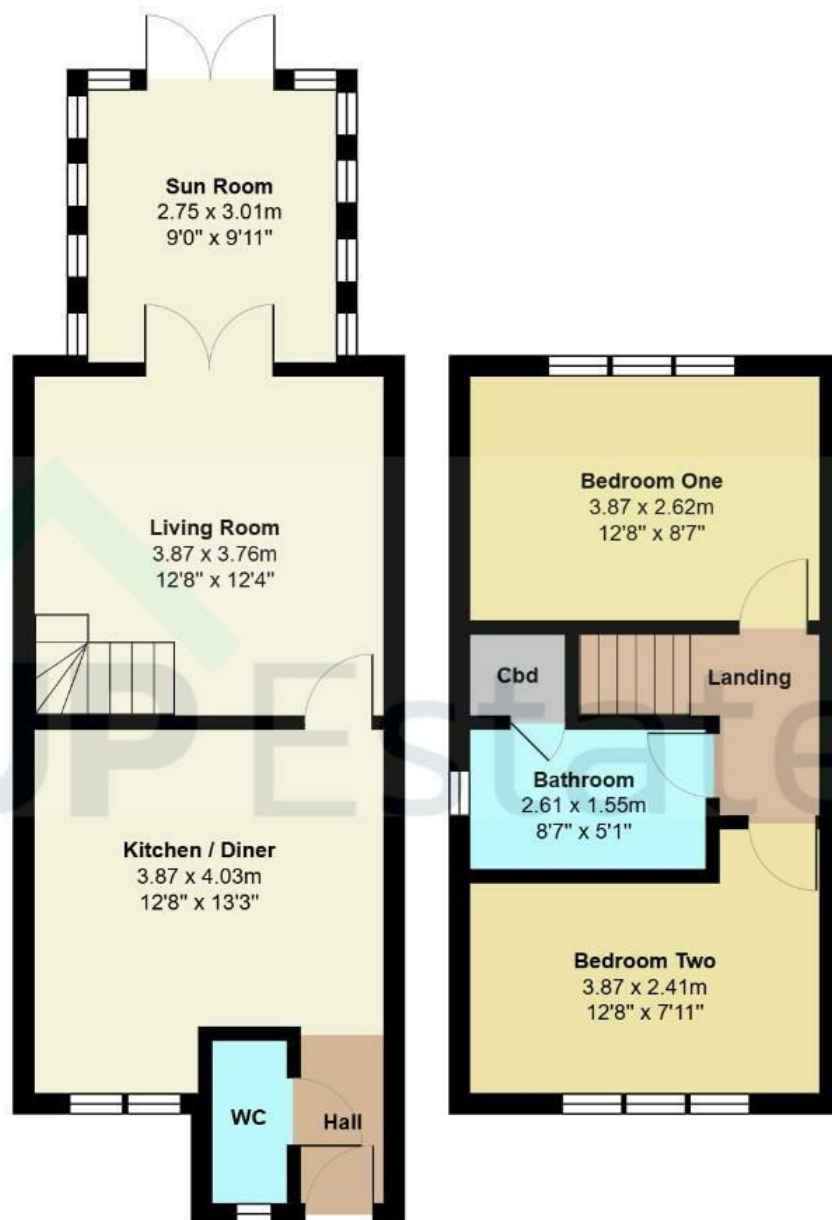
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Auburndale Avenue, Coventry





Total Area: 72.7 m² ... 782 ft²

All measurements are approximate and for display purposes only

CONTACT

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