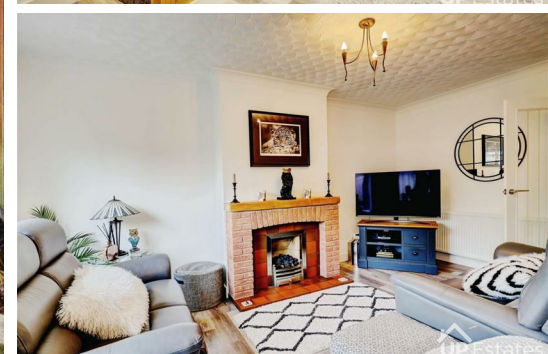
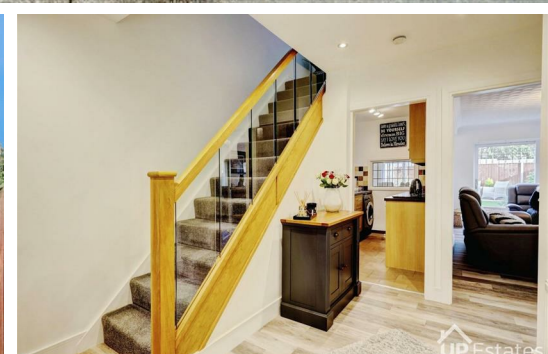




**3 Bedroom House - Semi-Detached**  
**located on Nova Croft, Coventry**  
**Offers Over £300,000**

**UP Estates**



## STUNNING TURN-KEY THREE-BEDROOM SEMI-DETACHED HOME | QUIET CUL-DE-SAC | INTEGRAL GARAGE | NO UPWARD CHAIN

Located in a quiet cul-de-sac just off Broad Lane in Coventry, this beautifully presented and spacious three-bedroom semi-detached home is a true turn-key property, ideal for families and commuters alike. The location offers excellent access to the A45, Tile Hill Train Station, and provides an easy commute to both Coventry city centre and Birmingham. Birmingham International Airport and the NEC Birmingham are approximately a 15-minute drive away.

The property briefly comprises a welcoming porch leading into a modern and spacious entrance hallway with a useful storage cupboard housing the boiler, along with internal access to the integral garage, offering excellent potential for conversion. The galley-style kitchen is well laid out with side access to the property and a window opening into the dining area. To the rear, the well-proportioned living room flows seamlessly into the dining space, with sliding doors opening onto the rear garden, creating a bright and sociable ground floor layout.

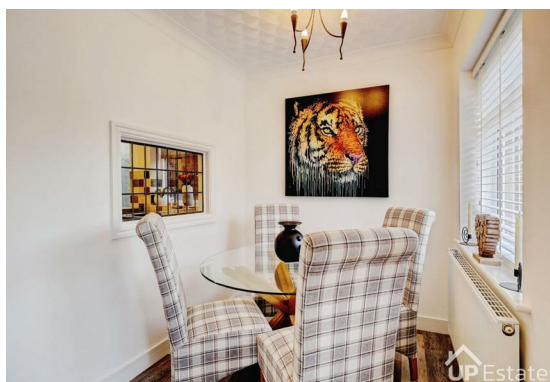
Upstairs, the main bedroom is notably large, offering plenty of scope for reconfiguration if desired. There are two further bedrooms, both capable of accommodating double beds, along with a modern family bathroom completing the first floor.

Externally, the rear garden has been beautifully landscaped, featuring patio seating areas at both the top and bottom of the garden with a neatly maintained lawn between. To the front, the property benefits from a driveway providing off-road parking for multiple vehicles and access to the single integral garage. This property is ready to move into and with NO UPWARD CHAIN this is the perfect opportunity for first time buyers or growing families.

## Offers Over £300,000

- STUNNING TURN-KEY THREE-BEDROOM SEMI-DETACHED HOME
- QUIET CUL-DE-SAC LOCATION
- NO UPWARD CHAIN
- SLIDING DOORS TO REAR GARDEN
- MODERN GALLEY-STYLE KITCHEN
- INTEGRAL GARAGE WITH CONVERSION POTENTIAL
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- DRIVEWAY FOR MULTIPLE VEHICLES
- EXCELLENT TRANSPORT LINKS
- IDEAL FOR FAMILIES AND COMMUTERS





## 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.

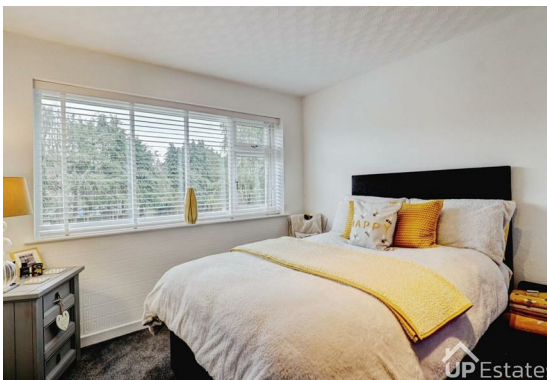
All measurements are approximate and intended



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.

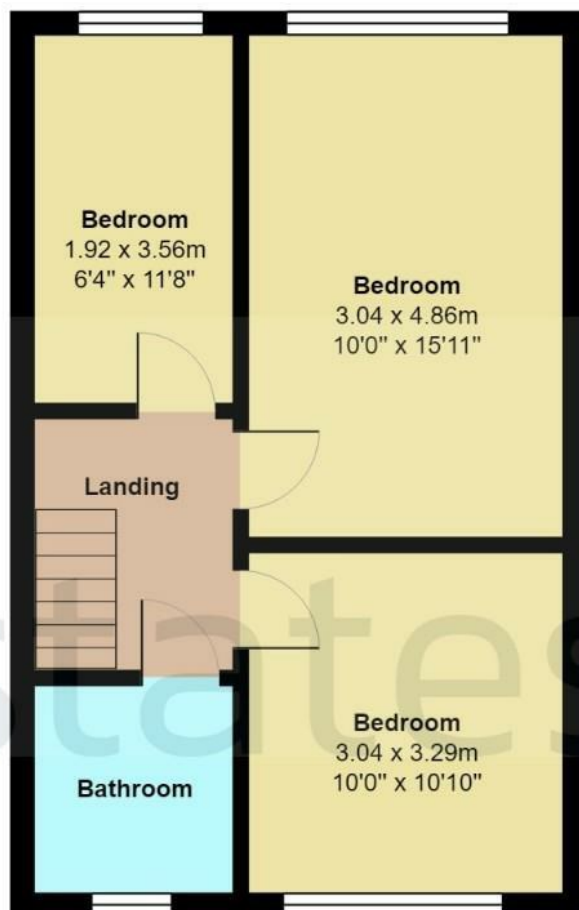
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Nova Croft, Coventry





Total Area: 92.0 m<sup>2</sup> ... 991 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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