







3 Bedroom House - Semi-Detached

located on Clare Mcmanus Way, Coventry

£240,000

UP Estates

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£240,000

- SEMI-DETACHED FAMILY HOME – BUILT IN 2014
- HIGHLY SOUGHT-AFTER BELL GREEN LOCATION
- THREE WELL-PROPORTIONED BEDROOMS
- STYLISH FAMILY BATHROOM
- BRIGHT & SPACIOUS LIVING ROOM WITH FRENCH DOORS TO GARDEN
- LOW-MAINTENANCE REAR GARDEN – PERFECT FOR RELAXING OR ENTERTAINING
- DRIVEWAY FOR TWO CARS + EXTRA ON-STREET PARKING
- CLOSE TO CITY CENTRE, UHCW, SCHOOLS & TRANSPORT LINKS

SPACIOUS FAMILY HOME | BUILT IN 2014 | SOUGHT-AFTER BELL GREEN AREA | DRIVEWAY FOR TWO CARS

Situated in the ever-popular New Bell Green development, just off Hillmorton Road, this attractive three-bedroom semi-detached home offers generous living space, great storage, and a superb location for families and professionals alike. Built in 2014, the property blends practical design with a warm, welcoming feel, making it an ideal long-term home.

The location is hard to beat – just minutes from Coventry city centre, University Hospital Coventry & Warwickshire, and excellent road links including the M6, M69 and A46. Families will also appreciate nearby green spaces, local shops, and well-regarded schools all within easy reach.

Inside, the home features a kitchen/diner, perfect for everyday meals, a bright and spacious living room with French doors to the rear garden, and a convenient downstairs WC. Upstairs you'll find three well-proportioned bedrooms, a stylish modern family bathroom, and plenty of built-in storage.

Outside, the property enjoys a low-maintenance rear garden, ideal for summer relaxing or entertaining, plus a driveway for two cars and additional on-street parking for guests.





IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in









this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Clare Mcmanus Way, Coventry





Total Area: 78.0 m² ... 840 ft²

All measurements are approximate and for display purposes only

CONTACT

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