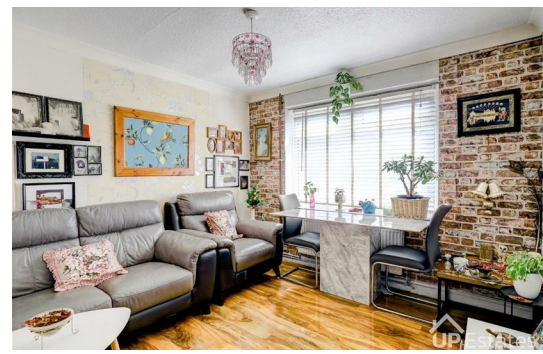




UP Estates



UP Estates



**3 Bedroom House - Semi-Detached**  
**located on Parkfield Road, Coventry**  
**£235,000**

**UP Estates**



## THREE BEDROOM HOME | BEAUTIFULLY MAINTAINED GARDEN | DRIVEWAY FOR MULTIPLE VEHICLES | POPULAR KERESLEY END LOCATION

Situated in the popular village of Keresley End, this well maintained three bedroom home offers spacious accommodation throughout and is ideally positioned close to local amenities, Prologis Park, Keresley Newland Primary Academy and a variety of scenic countryside walks. The property also benefits from excellent transport links, making it an ideal choice for families and commuters alike.

The ground floor comprises a comfortable living room that flows seamlessly into a separate sitting room, creating a versatile and spacious living area perfect for relaxing and entertaining. The well proportioned kitchen offers ample cupboard and worktop space, while a convenient downstairs WC completes the ground floor.

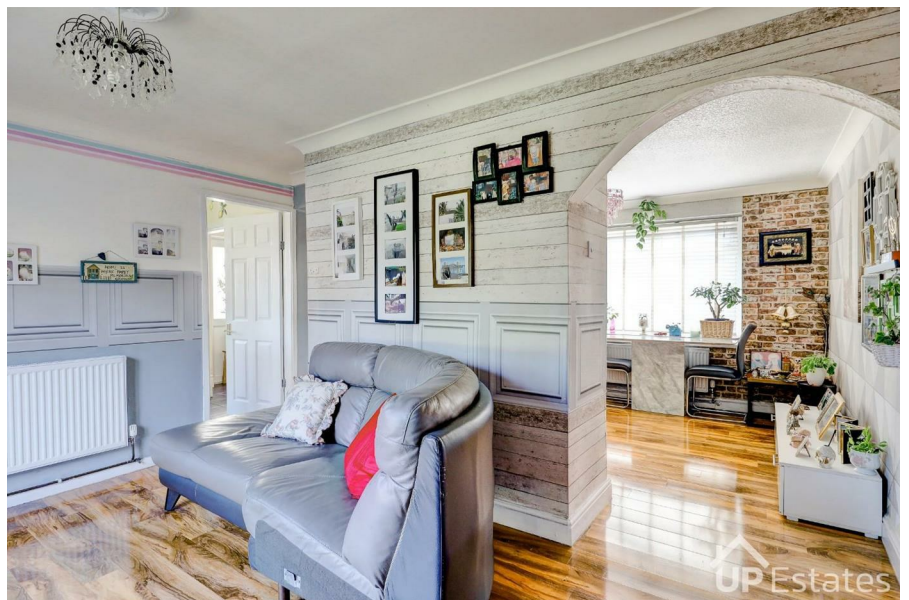
Upstairs, the property features two spacious double bedrooms, a generous single bedroom and a modern family shower room.

Externally, the beautifully maintained rear garden provides a fantastic outdoor space to enjoy, with plenty of room for seating, entertaining and gardening. To the front of the property is a driveway providing off road parking for multiple vehicles.

This is a fantastic opportunity to acquire a well presented family home in a sought after village location.

# £235,000

- POPULAR KERESLEY END LOCATION
- SPACIOUS LIVING ROOM OPENING TO A SITTING ROOM
- WELL PROPORTIONED KITCHEN WITH AMPLE STORAGE
- DOWNSTAIRS WC
- MODERN FAMILY SHOWER ROOM
- BEAUTIFULLY MAINTAINED REAR GARDEN
- DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE TO KERESLEY NEWLAND PRIMARY ACADEMY
- SURROUNDED BY SCENIC NATURE WALKS
- CLOSE TO PROLOGIS PARK





### **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.





Parkfield Road, Keresley End, Coventry





Total Area: 83.2 m<sup>2</sup> ... 896 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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