

3 Bedroom House - Semi-Detached
located on Ansty Road, Coventry
£300,000

 **UP Estates**

** Gated Off-Road Parking for Two Large Vehicles | Substantially Extended | Three Spacious Bedrooms | Utility/WC & Family Bathroom | Open-Plan Living/Kitchen/Diner | Study | Sought-After Location Near UHCW | Semi-Detached | Front & Rear Gardens **



Tucked away in a peaceful residential setting in Wyken, this beautifully extended semi-detached home offers an excellent blend of space, practicality, and modern family living. Ideally positioned close to University Hospital Coventry and Warwickshire, well-regarded schools, local amenities, and excellent transport links, it's perfectly suited to families and professionals alike.

The property features three well-proportioned bedrooms, each offering comfortable and versatile accommodation, ideal for growing families or those needing additional workspace.

At the heart of the home is a superb open-plan living/kitchen/dining area, designed for both everyday living and entertaining, complemented by a separate sitting room and a dedicated study—perfect for home working. A convenient utility/WC adds to the home's practicality.

Upstairs, the family bathroom provides a calm and functional space, complete with a bath and shower, wash basin, and WC — ideal for unwinding at the end of the day.

Externally, the property continues to impress with a low-maintenance rear garden, ideal for outdoor dining and family time, while the front garden enhances the home's kerb appeal and privacy. A standout feature is the secure gated off-road parking, comfortably accommodating two large vehicles.

This is a fantastic opportunity to acquire a spacious and well-located home in one of Wyken's most desirable areas.

£300,000

- HEAVILY EXTENDED SEMI-DETACHED FAMILY HOME
- THREE RECEPTION AREAS
- THREE WELL PROPORTIONED BEDROOMS
- WC UTILITY & BATHROOM
- OFF ROAD PARKING FOR TWO LARGE VEHICLES
- SOUGHT AFTER WYKEN LOCATION





LOCATION

Situated in a sought-after area, this home offers easy access to the University Hospital Coventry, making it an ideal location for medical professionals or those seeking proximity to healthcare facilities.

For commuters, the property's strategic placement ensures quick and easy access to transport and motorway links, streamlining daily travel. Additionally, a short walk leads to local shops, a doctors' surgery, and an array of restaurants, providing residents with convenience and a vibrant community atmosphere.

Families will appreciate the catchment area for Caludon Castle Secondary School, which boasts a Good Ofsted Rating, ensuring an excellent educational environment for children. This property truly encapsulates the essence of comfortable living in a well-connected and desirable location, making it an enticing prospect for those seeking a harmonious blend of modern living and convenience.

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.



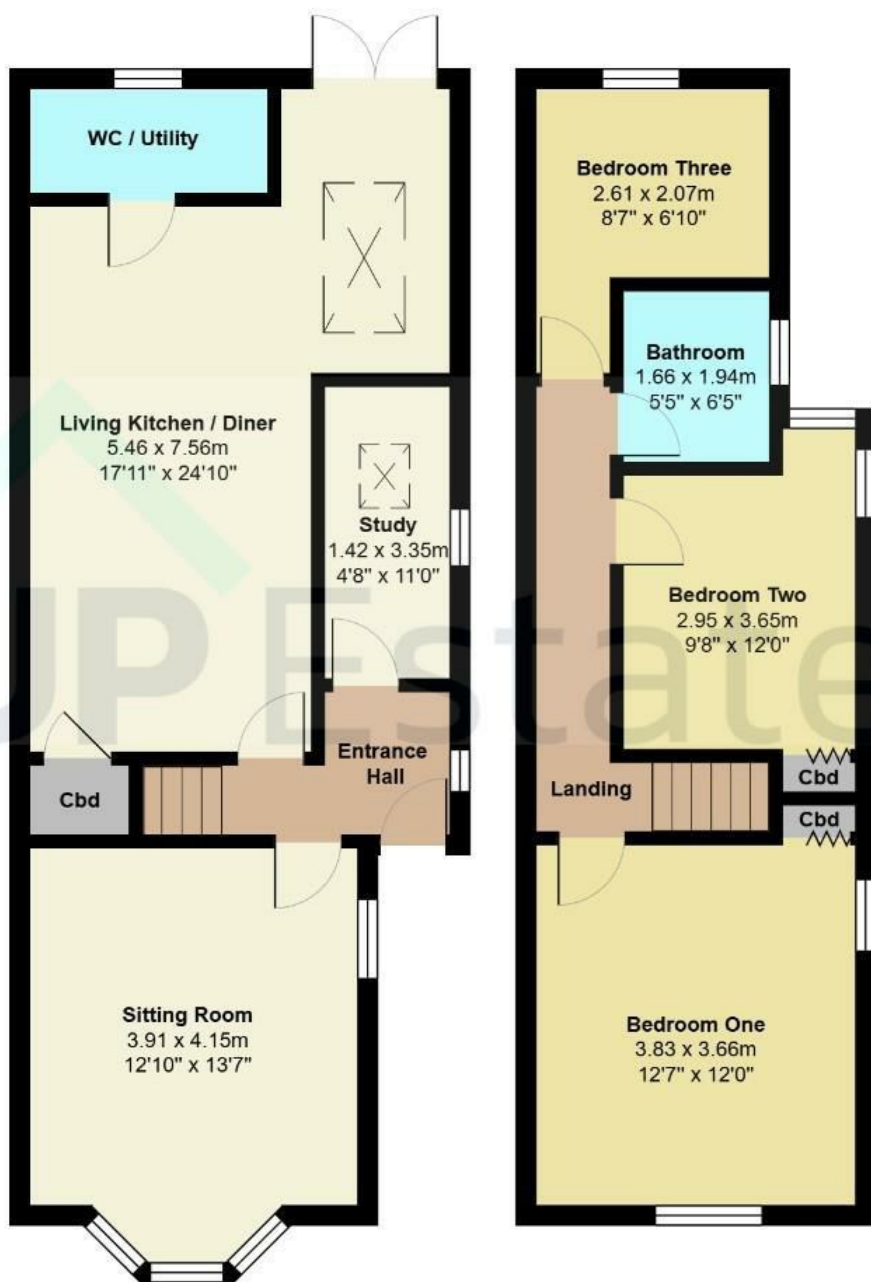
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Ansty Road, Coventry





All measurements are approximate and for display purposes only

CONTACT

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