



UP Estates



UP Estates



UP Estates

3 Bedroom House - Semi-Detached
located on Warmwell Close,
Coventry
£280,000

 **UP Estates**



3



1



2



C

**** DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME - WELL PRESENTED THROUGHOUT - SOUGHT AFTER LOCATION - WC & SHOWER ROOM**** Located in the highly sought-after Walsgrave area, close to University Hospital, this wonderfully presented three-bedroom semi-detached home combines space, style, and practical living. The property benefits from a private driveway and garage store with electric roller shutter, while a side gate leads to a generous rear garden featuring an optional hot tub / hydro pool and a pergola seating area, perfect for entertaining or outdoor relaxation.

Inside, the entrance hall flows to a ground floor WC and a living room with contemporary media wall, offering a comfortable and modern family space.

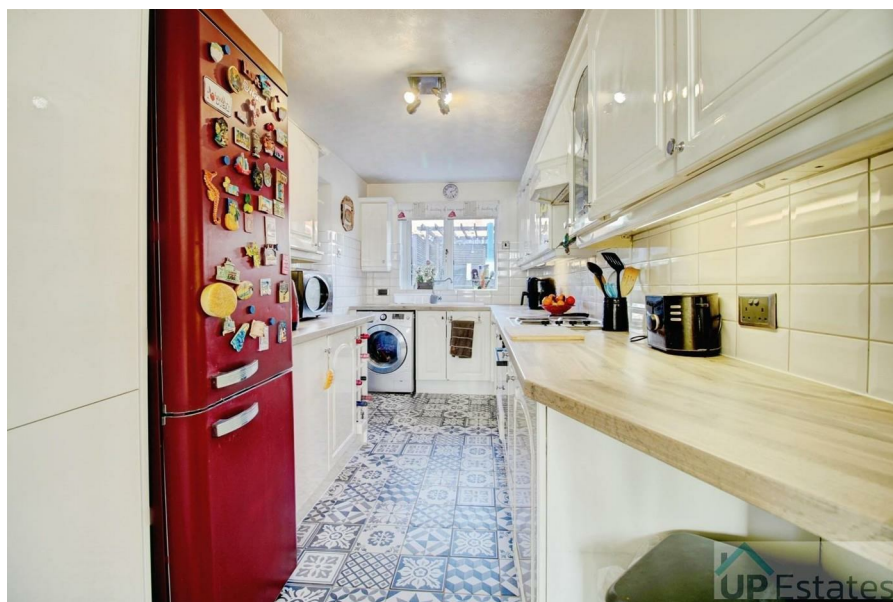
The part-converted garage provides a versatile study or home office, ideal for remote working. The kitchen is functional and well-proportioned, while upstairs, three well-sized bedrooms, two with integrated storage, share a re-fitted modern shower room.

Practical upgrades include a new roof installed two years ago, a fully serviced boiler with remaining 10-year warranty, and CCTV surrounding the property for peace of mind. With its thoughtful layout, modern enhancements, and convenient location, this home offers an excellent opportunity for families or professionals seeking a stylish, low-maintenance property in a popular and well-connected area. You will also have access to three residents permits, and three guest permits for £20 per annum.

Located in a highly desirable Walsgrave area, the property enjoys excellent access to University Hospital Coventry, local amenities, schools, transport links, and commuter routes — making it an outstanding opportunity for both owner-occupiers and investors. Call now!

£280,000

- DECEPTIVELY SPACIOUS SEMI-DETACHED FAMILY HOME
- PART CONVERTED GARAGE TO STUDY
- NEW ROOF CIRCA 2 YEARS
- SOUGHT AFTER LOCATION
- THREE WELL PROPORTIONED BEDROOMS
- WC & SHOWER ROOM





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.





Warmwell Close, Coventry





Total Area: 85.1 m² ... 917 ft² (excluding storm porch, garage store)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk
 T: 024 7771 0780

