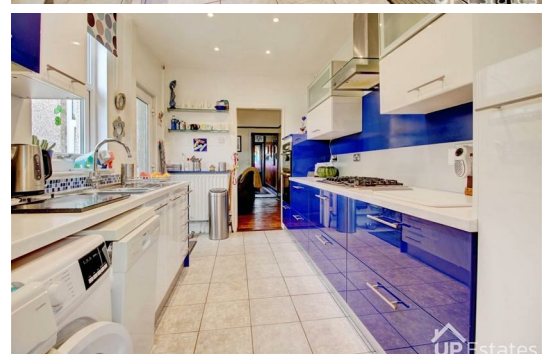
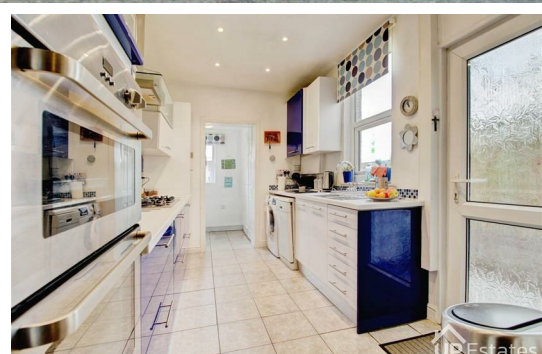
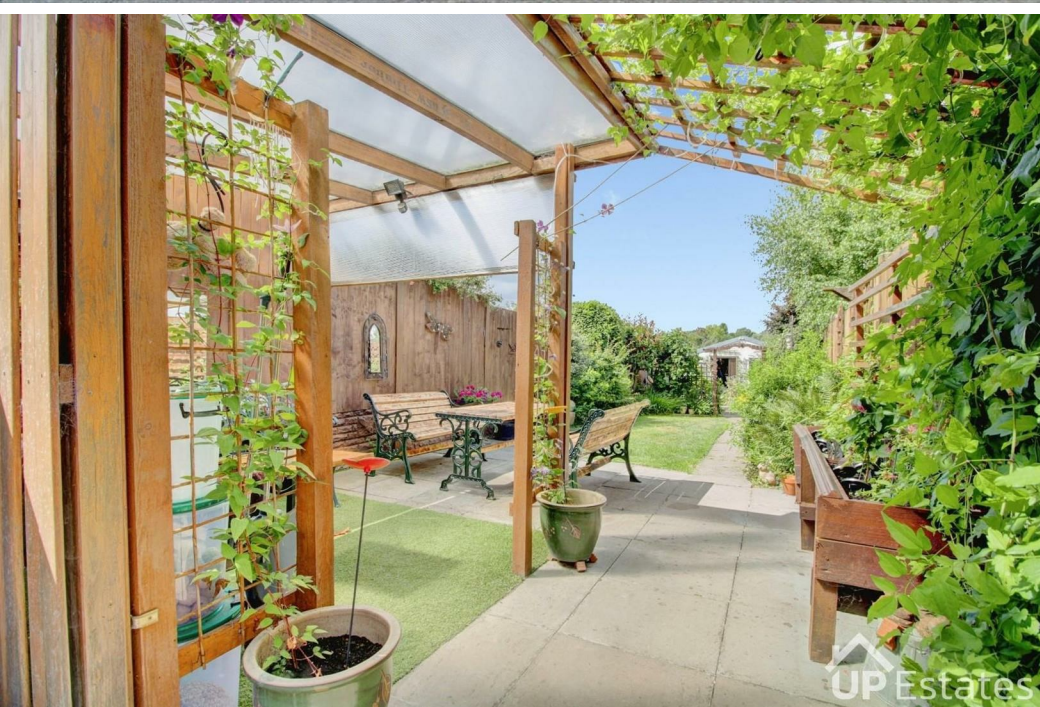




**3 Bedroom House - Terraced**  
**located on Woodway Lane,**  
**Coventry**  
**£280,000**

**UP Estates**





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TWO-STOREY EXTENDED 'TARDIS' FAMILY HOME | OWNED SOLAR PANELS | SOUTH-WEST FACING MATURE GARDEN | PRIME LOCATION CLOSE TO UHCW | TWO-CAR DRIVEWAY & LARGE GARAGE WORKSHOP | CHARACTER FEATURES WITH MODERN UPGRADES | NEW DOUBLE-GLAZED WINDOWS (2024) | REFURBISHED KITCHEN & LUXURY BATH/SHOWER ROOM

An exceptional opportunity to acquire this much-loved and deceptively spacious three-bedroom family home, ideally positioned within walking distance of University Hospital Coventry & Warwickshire and offering excellent access to transport links, local amenities, and schools. Viewing is essential to fully appreciate the generous accommodation, charming character features, and impressive outdoor space this unique property has to offer.

£280,000

- DECEPTIVELY SPACIOUS EXCEPTIONAL FAMILY HOME!!!
- OWNED SOLAR PANELS
- SPACIOUS MATURE SOUTH WEST FACING GARDEN
- TWO CAR DRIVEWAY & LARGE GARAGE WORKSHOP
- FANTASTIC LOCATION SURROUNDED BY AMENITIES
- WC, PLUS BATH AND SHOWER ROOM





The property is approached via a front garden and welcoming porch, featuring the original front door dating back approximately 118 years, complemented by beautiful stained-glass panels. The entrance hall provides access to a bright and inviting living room, complete with a bay window and attractive feature fireplace.

To the rear, the dining room offers a wonderful family and entertaining space, boasting an open fireplace and access to the refurbished kitchen. The kitchen has been thoughtfully updated and features a range of wall and base units, integrated sink, gas hob with extractor hood, double oven, and space for additional appliances. A convenient ground floor WC completes the accommodation on this level.

Outside, the extensive south-west facing rear garden is a true highlight of the property. Beautifully mature, private, and not overlooked, it provides a tranquil outdoor retreat. A covered gazebo seating area welcomes you from the house, while a pathway meanders through established plants, shrubs, and trees, leading to the substantial garage/workshop at the rear. Benefiting from power and lighting, the garage also provides access to the two-car driveway.

To the first floor, a generous landing leads to three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobe storage. The stunning family bath and shower room has been modernised to a high standard, creating a luxurious and spacious sanctuary.

Further enhancing this fantastic family home are the owned solar panels, providing valuable energy savings throughout the year, together with newly installed double-glazed windows fitted in 2024.

A truly unique and deceptively spacious property that must be viewed to be fully appreciated. Contact us today to arrange your viewing.

## 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.







Woodway Lane, Coventry





Total Area: 104.7 m<sup>2</sup> ... 1127 ft<sup>2</sup> (excluding garage & workshop with power / light)

All measurements are approximate and for display purposes only

## CONTACT

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