







2 Bedroom House - End Terrace

located on Alder Road, Coventry

£200,000

UP Estates

UP Estates

2

1

2

D

£200,000

- EXTENDED END OF TERRACE HOME
- LOUNGE/DINER
- KITCHEN BREAKFAST ROOM
- MODERN SHOWER ROOM
- NEW FRONT WINDOWS AND DOOR 2025
- LARGE GARDEN WITH GREAT POTENTIAL
- BOILER CIRCA 3 YRS OLD
- POPULAR LOCATION

EXTENDED END OF TERRACE - TWO BEDROOMS - OPEN PLAN LOUNGE/DINER - EXTENDED KITCHEN/BREAKFAST ROOM - MODERN RE-FITTED SHOWER ROOM - NEW FRONT WINDOWS & DOOR 2025 - COMBI BOILER APPROX. 3 YEARS OLD - NEW FUSE BOX 2026 - LARGE REAR GARDEN

An excellent opportunity to purchase this extended two-bedroom end of terrace family home, ideally positioned on Alder Road. Offering well-presented accommodation with a number of recent improvements, the property would make an ideal first-time purchase or family home.

The accommodation briefly comprises a gravelled and walled front garden, leading into the entrance hall and through to the spacious open plan lounge/diner. To the rear is the particularly useful extended kitchen/breakfast room, fitted with a five-ring range cooker and providing access via doors directly onto the rear garden.

To the first floor, the landing provides access to two well-proportioned bedrooms and a modern re-fitted shower room.

Further benefits include new front windows and door installed in 2025, a combi boiler approximately three years old and a new fuse box installed in 2026.

Externally, the property has a large rear garden with excellent potential for landscaping.

Viewing is highly recommended to appreciate the space, layout and improvements on offer. Contact Up Estates today to arrange your appointment.







LOCATION

Alder Road is ideally positioned within the established Longford area of Coventry, offering convenient access to local amenities, well-regarded schooling and excellent transport connections.

For families, Longford Park Primary School, Grangehurst Primary School and Alderman's Green Primary School are all within the surrounding area, whilst Foxford Community School provides secondary education nearby. School catchment areas and admissions criteria should, of course, be confirmed directly with the relevant schools and Coventry City Council.

One of the major benefits of the location is its proximity to Arena Shopping Park, providing a wide selection of everyday amenities including Tesco Extra, Marks & Spencer, Boots, Next, Currys, JD Sports, Smyths Toys and PureGym, alongside a variety of cafés and restaurants.

The area is also particularly convenient for commuters. Coventry Arena railway station is situated alongside Arena Park and provides rail connections towards Coventry and Nuneaton, with onward connections available from the wider rail network. There are also a number of local bus services, with routes from the Arena area providing connections towards Coventry city centre, University Hospital Coventry, Walsgrave, Longford and surrounding areas.

For motorists, the property is well placed for access to the A444, which provides a direct route towards Coventry city centre and the wider road network, with Junction 3 of the M6 also readily accessible.

Overall, Alder Road offers a well-connected residential setting, combining local schooling and everyday amenities with the extensive shopping and leisure facilities of Arena Park and convenient public transport links.

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.









Alder Road, Coventry



Total Area: 77.6 m² ... 835 ft²

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