







2 Bedroom House - End Terrace

located on Moat House Close, Coventry

Offers Over £220,000

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Offers Over £220,000

- SPACIOUS AND WELL PRESENTED TWO DOUBLE BEDROOM END TERRACE HOME
- MODERN KITCHEN/DINER WITH BUILT IN UNITS
- BRIGHT AND AIRY LIVING ROOM WITH FRENCH DOORS TO THE GARDEN
- STYLISH GROUND FLOOR WC AND USEFUL STORAGE CUPBOARD ADDING EXTRA CONVENIENCE
- CONTEMPORARY FAMILY BATHROOM WITH A BATH AND OVERHEAD SHOWER
- PRIVATE REAR GARDEN WITH GRAVELLED SEATING AND LAWNED AREAS
- PRIVATE DRIVEWAY WITH TANDEM PARKING FOR TWO VEHICLES
- EV CHARGE POINT INCLUDED ON DRIVEWAY FOR ELECTRIC AND HYBRID VEHICLES
- NEARBY FIELDS FOR AFTERNOON WALKS AND EASY ACCESS TO A444, M6 TO SURROUNDING AREAS
- EXCELLENT RANGE OF LOCAL SHOPS, SCHOOLS AND AMENITIES CLOSE BY

MODERN AND WELL PRESENTED TWO DOUBLE BEDROOM END TERRACE HOME | DRIVEWAY FOR TWO CARS | EV CHARGE POINT | PRIVATE REAR GARDEN

Situated on Moat House Close, Exhall, this well presented two bedroom end terrace home offers a practical layout, a private rear garden and tandem driveway parking for two cars with an EV charge point. Nearby fields provide space for afternoon walks, while easy access to the A444 and M6 makes the location convenient for travel into Coventry City Centre and the surrounding areas.

The entrance hallway leads into the kitchen/diner, where gloss white units and contrasting worktops provide a clean, modern finish, with space for a dining table towards the back. This flows seamlessly to the living room at the rear of the home. With space for a corner sofa and French doors onto the beautiful garden, this is a comfortable room for relaxing or spending time with family. Completing the ground floor is a generous storage cupboard and WC adding extra convenience to this lovely home. Upstairs, the landing serves two double bedrooms positioned at the front and rear of the home. The front bedroom benefits from a built-in storage cupboard, while the bathroom is fitted with a white three piece suite and a shower over the bath.

Outside, the enclosed rear garden combines a lawn with a gravelled seating area immediately beyond the French doors, providing space for outdoor dining and children's play. The private driveway offers tandem parking for two vehicles, with the EV charge point adding everyday convenience for those with fully electric/ hybrid vehicles.

With two double bedrooms, useful storage and a separate living room, this home would suit first-time buyers, couples or a young family. Viewing is highly recommended to appreciate the accommodation and setting.





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.

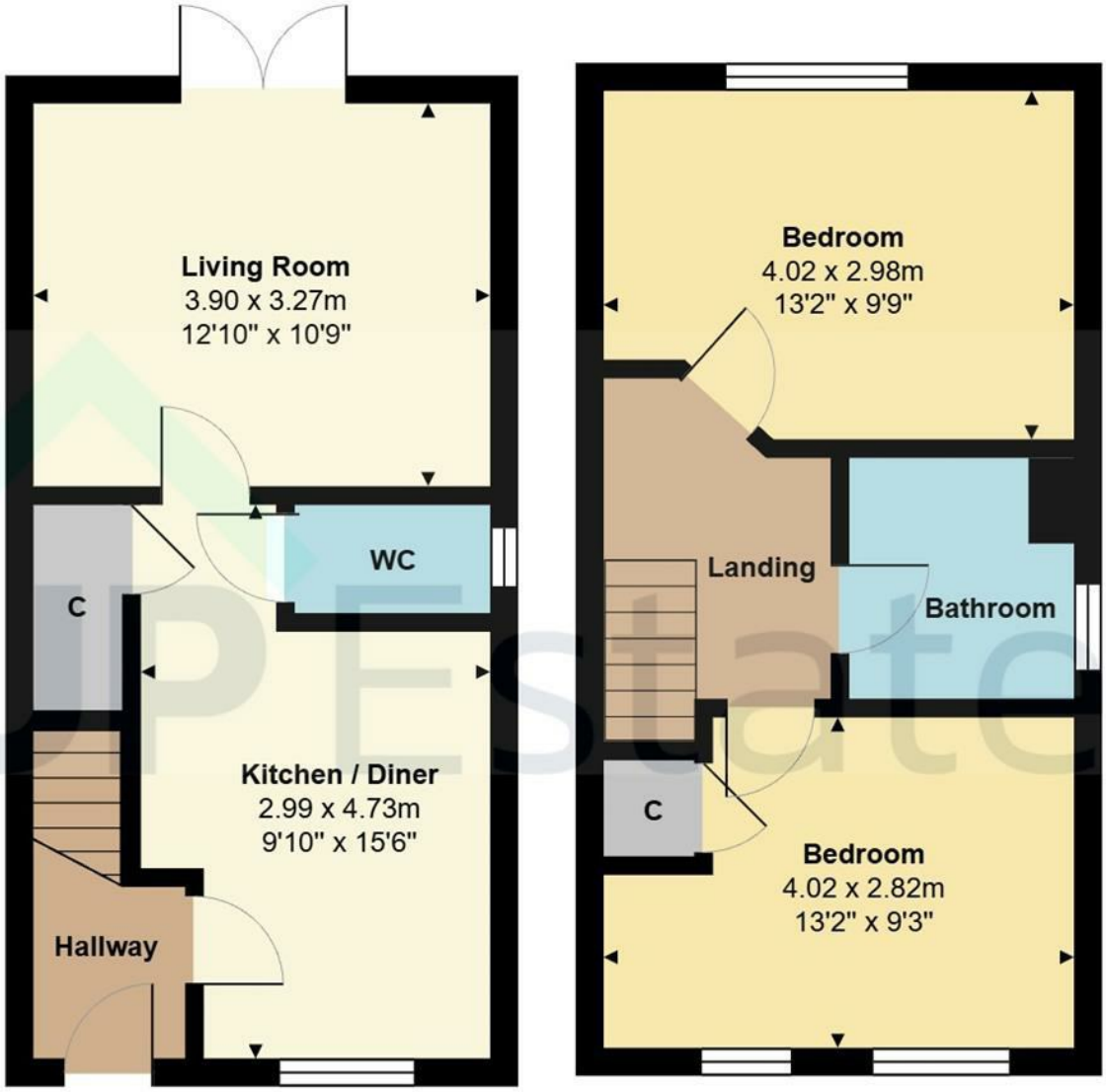
All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

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.



Moat House Close, Coventry



Total Area: 70.3 m² ... 757 ft²

All measurements are approximate and for display purposes only

CONTACT

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