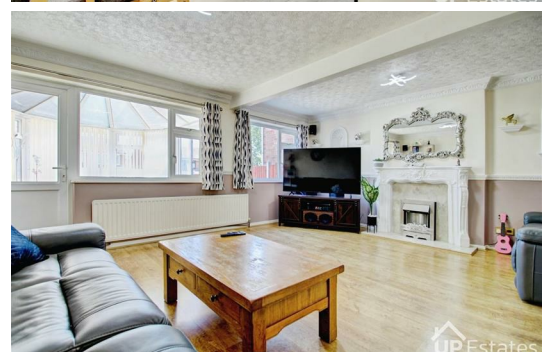
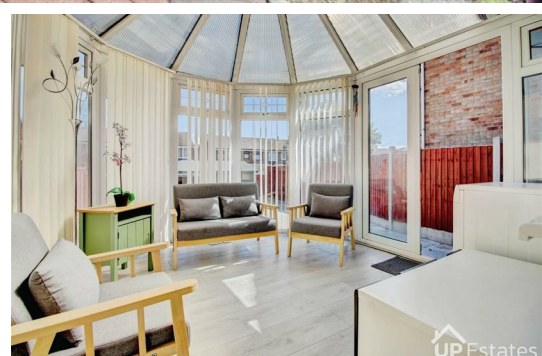




**3 Bedroom House - End Terrace**  
**located on Wareham Green,**  
**Coventry**  
**£300,000**

 **UP Estates**



EXTENDED & DECEPTIVELY SPACIOUS FAMILY HOME - THREE GOOD SIZED BEDROOMS - THREE RECEPTION ROOMS - FANTASTIC WALSGRAVE LOCATION - WC & MODERN FAMILY SHOWER ROOM - DRIVEWAY FOR TWO CARS - PRIVATE REAR GARDEN

This exceptional three bedroom family home offers deceptively spacious and versatile accommodation, having been thoughtfully extended and enhanced to create an excellent living environment. Tucked away within the popular Wareham Green area of Walsgrave, the property is ideally positioned for a range of local amenities, schools, transport links and the University Hospital. Viewing is highly recommended to fully appreciate the space and layout on offer.

The accommodation briefly comprises; a driveway providing off-road parking for two cars, entrance hall and convenient downstairs WC. The well-equipped kitchen benefits from an integrated oven, grill, gas hob, extractor, microwave, sink and dishwasher, while a former garage provides a fantastic additional extension to the kitchen, incorporating useful utility space and a dedicated dining area.

The impressive family lounge/diner provides an excellent central living space and flows seamlessly into the extended sun room, creating a wonderful additional reception area overlooking the private, well-proportioned and low-maintenance rear garden.

The garden further benefits from a covered pergola seating area, ideal for outdoor entertaining and relaxing, together with a useful storage shed/summer house.

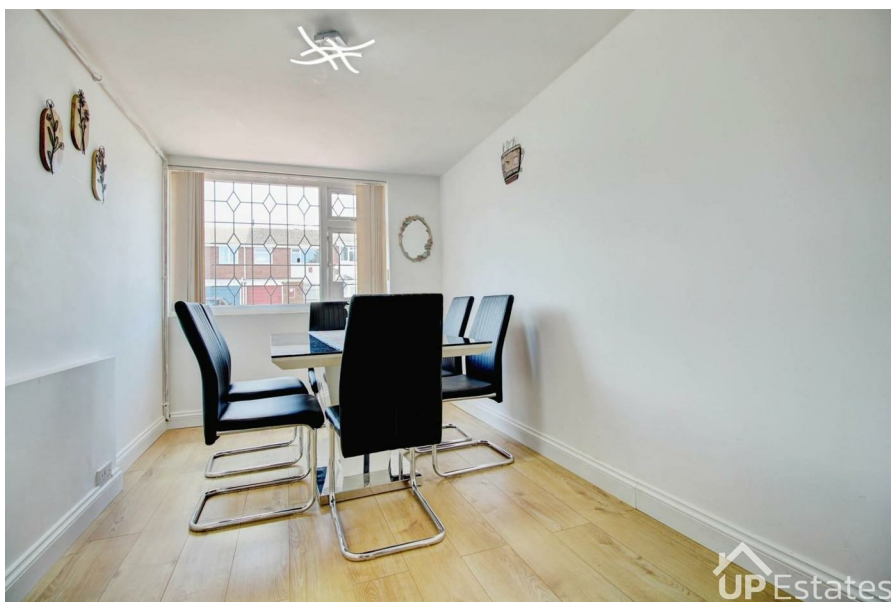
To the first floor, the landing leads to three well-proportioned bedrooms and a modern family shower room.

Offering generous and versatile accommodation throughout, together with its excellent location, this is a fantastic opportunity for families and must be viewed to be fully appreciated.

Call immediately to arrange your viewing!

£300,000

- EXTENDED SPACIOUS FAMILY HOME
- THREE RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- WC & MODERN SHOWER ROOM
- SOUGHT AFTER LOCATION
- DRIVEWAY FOR TWO CARS
- COUNCIL TAX BAND B
- CALL NOW TO VIEW!





## LOCATION

Situated in the highly sought-after Walsgrave area. Offering a perfect combination of style, space, and convenience, it provides excellent access to University Hospital Coventry, local amenities, schools, transport links, and commuter routes!

## 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.





Wareham Green, Coventry





Total Area: 113.4 m<sup>2</sup> ... 1220 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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