

**3 Bedroom House - Terraced**  
**located on Partridge Croft, Coventry**  
**Offers Over £200,000**

**UP Estates**





## Offers Over £200,000

- EXTENDED THREE BEDROOM FAMILY HOME
- SPACIOUS PRIVATE GARDEN
- TWO VERSATILE RECEPTION ROOMS
- WC & FAMILY BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNCIL TAX BAND A

**\*\* EXTENDED, DECEPTIVELY SPACIOUS FAMILY HOME - THREE BEDROOMS - WC & FAMILY BATHROOM - PRIVATE GARDEN WITH SIDE ACCESS - BEAUTIFULLY PRESENTED THROUGHOUT \*\*** This extended and deceptively spacious three-bedroom family home on Partridge Croft, Courthouse Green, Coventry, offers beautifully presented living throughout and is perfect for modern family life. Set behind a walled front garden, the property welcomes you with an extended porch leading into the hallway, a comfortable living room, and a modern kitchen/breakfast room. A ground floor WC adds everyday convenience, while the extended rear sun room provides an additional versatile space filled with natural light and direct access to the garden. The private rear garden is a true highlight, featuring gated side access, a large shed with power and lighting, a wendy house, and a tranquil pond complete with automatic feeder, pump, and filter system—perfect for outdoor relaxation. Upstairs, the property offers three well-proportioned bedrooms, with bedroom three benefiting from a dressing area, and a stylish family bathroom. Call now to view!





## LOCATION

Partridge Croft is a quiet cul de sac ideally located within easy reach of local schools, shops, parks, and transport links. The property offers quick access to major routes such as the M6, A444, and Coventry City Centre, making it convenient for commuters and families alike.

## 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.

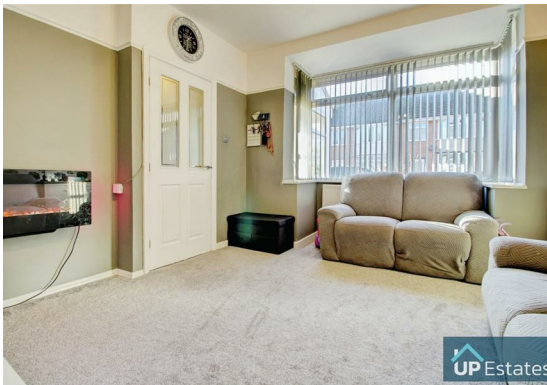
While we strive to make our sales particulars accurate and reliable, they do not form part of





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.

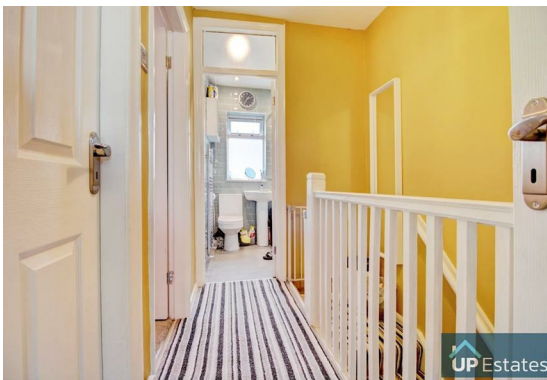
All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



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.







Partridge Croft, Coventry





Total Area: 84.6 m<sup>2</sup> ... 910 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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