



3 Bedroom House - End Terrace
located on Kempley Avenue,
Coventry
Offers Over £290,000

 **UP Estates**



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**Offers Over
£290,000**

- EXTENDED HALLS
TOGETHER END OF
TERRACE FAMILY HOME
- SOUGHT AFTER
LOCATION SURROUNDED
BY AMENITIES
- MUCH IMPROVED AND
MODERN THROUGHOUT
- SIZABLE REAR GARDEN
- THREE WELL
PROPORTIONED
BEDROOMS
- VIEWING IS ESSENTIAL!

** EXTENDED, BEAUTIFULLY PRESENTED HALLS
TOGETHER END OF TERRACE FAMILY HOME -
LOUNGE/DINER AND RE-FITTED KITCHEN -
STUNNING FAMILY BATHROOM - THREE WELL
PROPORTIONED BEDROOMS - TWO CAR
DRIVEWAY - SPACIOUS GARDEN ** This is an
exceptional opportunity to purchase a turn-key,
much improved, halls together family home on the
well regarded Kempley Avenue. Beautifully
renovated by the current owners, this property is
not one to be missed! Very briefly comprising of;
two car driveway, storm porch, entrance hall,
living room flow through dining area with bay
window to the front aspect and patio doors to the
rear. The contemporary extended kitchen was
renovated in 2021. On the first floor off of the
landing, there is the re-fitted bathroom and three
well proportioned bedrooms. This bright and
deceptively spacious home is situated





LOCATION

This property is only a couple of corners away from the major Binley Road which can take you through Coventry City Centre and beyond, allowing access to all the city has to offer as well as links to the outer areas of Coventry. Binley Road has a flurry of bus stops all the way down it, meaning you are never shy of transportation routes. Kempley Avenue is not far from major amenities such as supermarkets, local parks and other convenient services. The University Hospital is accessible via public transport or under a 10 minute drive.



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.

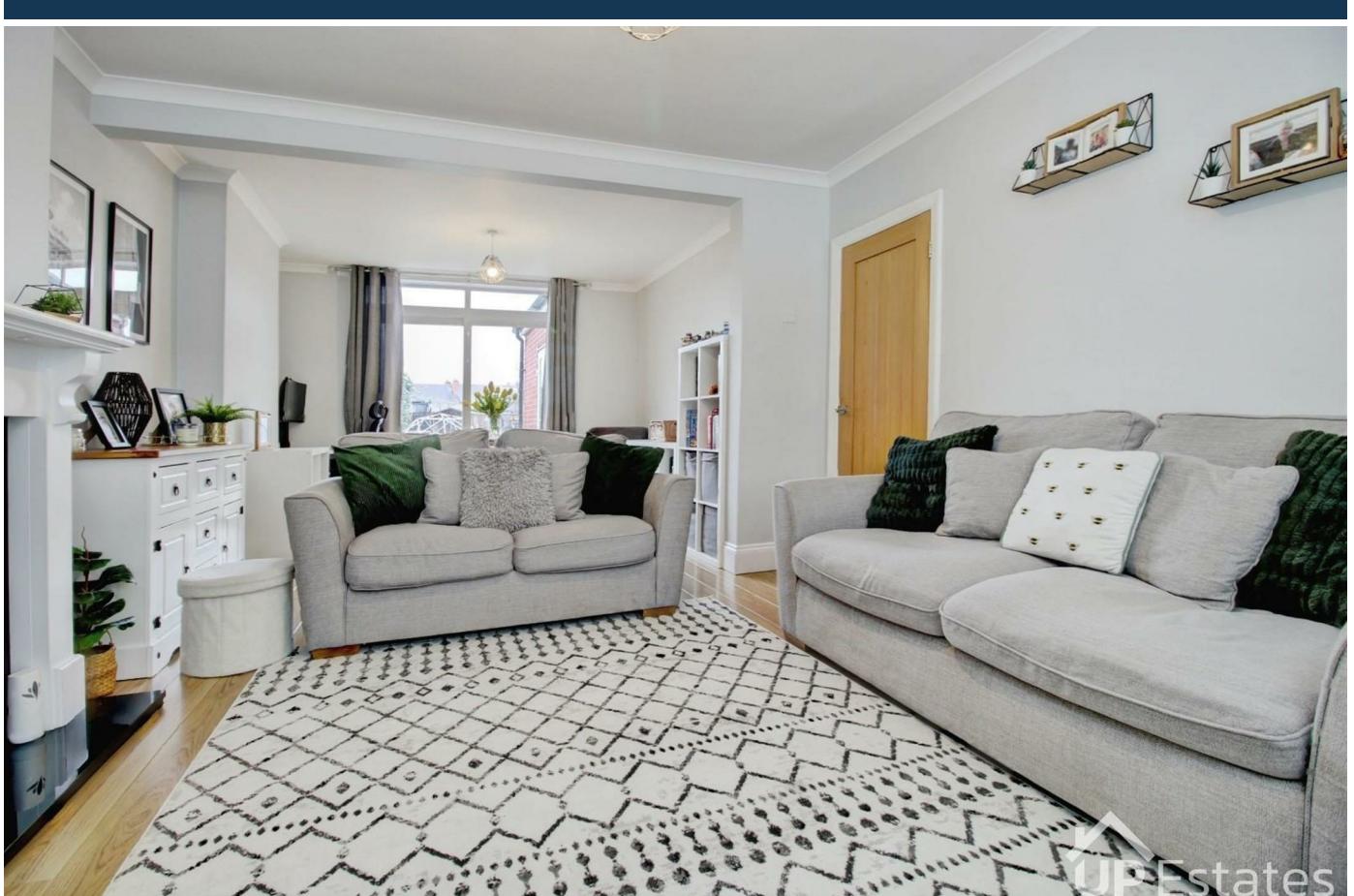


Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.

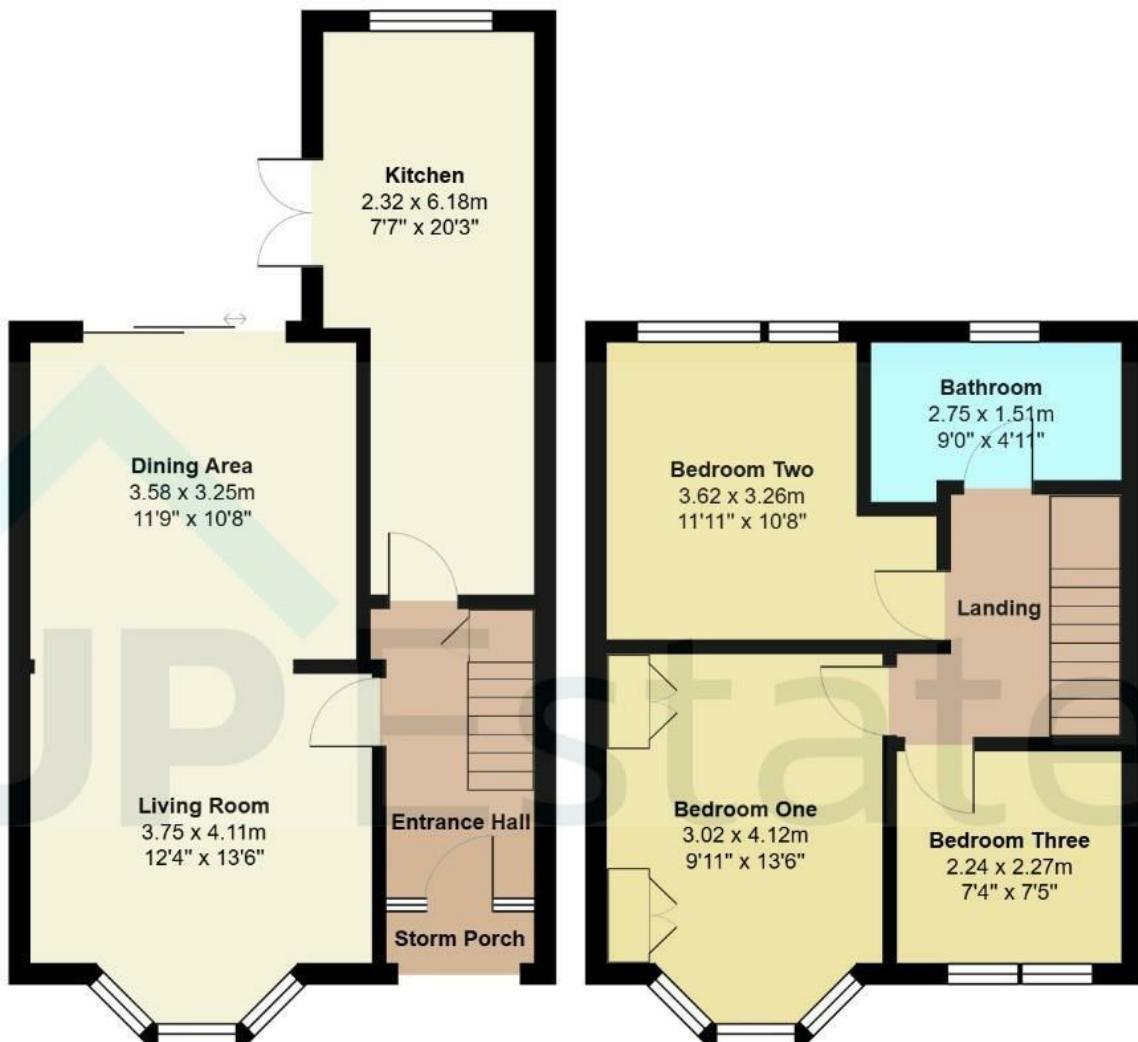


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Kempley Avenue, Coventry



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Total Area: 86.0 m² ... 926 ft²

All measurements are approximate and for display purposes only

CONTACT

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