

**3 Bedroom House - Terraced**  
**located on Bridgecote, Coventry**  
**Offers Over £190,000**

**UP Estates**





THREE-BEDROOM MID-TERRACED HOME |  
CONSERVATORY | LOW-MAINTENANCE GARDEN |  
POPULAR CV3 LOCATION | NO UPWARD CHAIN

Situated just off St James Lane and within easy reach of Warwickshire Shopping Park, local amenities, and excellent links to the A46, this well-presented three-bedroom mid-terraced home offers spacious accommodation in a convenient and sought-after area.

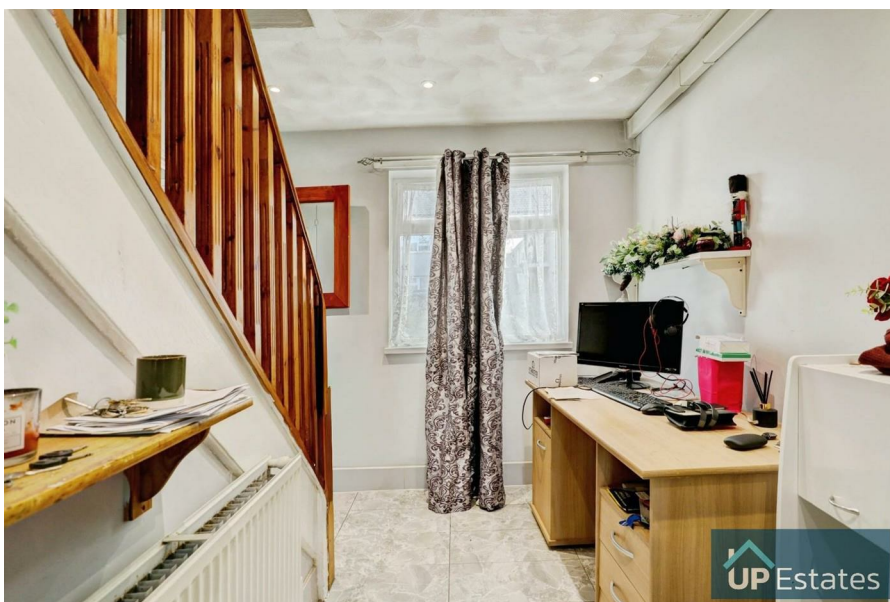
The property features an entrance porch leading into a generous living room, ideal for relaxing or entertaining. To the rear, a bright conservatory provides additional living space and direct access to the garden. The galley kitchen offers plenty of storage, and a downstairs WC completes the ground floor.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a paved, low-maintenance rear garden with a garden room fitted with electrics, perfect for storage or use as a workshop. The paved frontage also provides smart kerb appeal and potential parking options (subject to requirements).

## Offers Over £190,000

- THREE-BEDROOM MID-TERRACED HOME
- ENTRANCE PORCH
- SPACIOUS LIVING ROOM
- CONSERVATORY
- DOWNSTAIRS WC
- THREE WELL-PROPORTIONED BEDROOMS
- GARDEN ROOM WITH ELECTRICS
- CLOSE TO WARWICKSHIRE SHOPPING PARK & LOCAL AMENITIES
- NO UPWARD CHAIN





### **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.

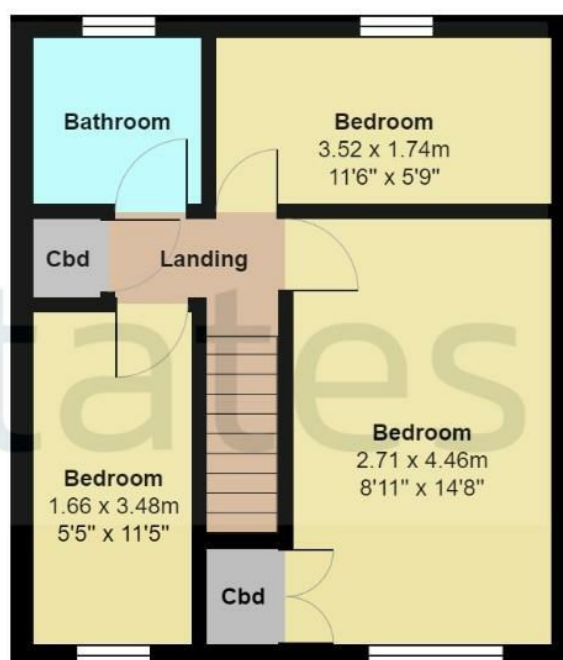
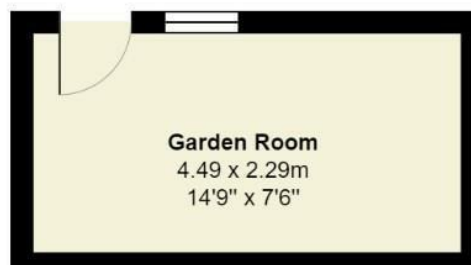
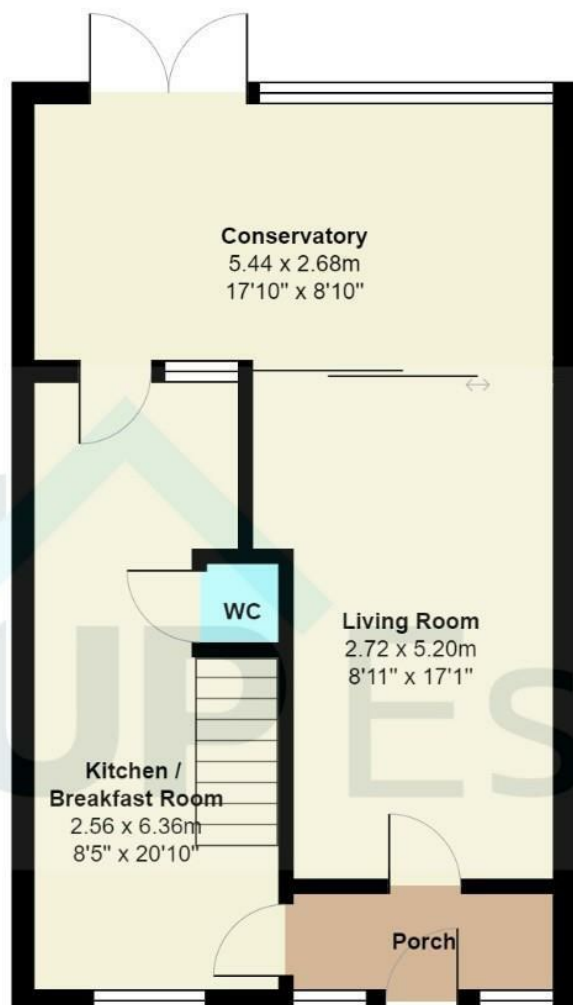






Bridgecote, Coventry





Total Area: 85.1 m<sup>2</sup> ... 916 ft<sup>2</sup> (excluding garden room)

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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

UP Estates