



3 Bedroom House - Semi-Detached
located on Radnor Walk, Coventry
£275,000

UP Estates



**** EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME - WC & BATHROOM - SOUGHT AFTER LOCATION - LOUNGE/DINER AND SUN ROOM - OWNED SOLAR PANELS WITH PAYBACK - SOUTH WEST FACING GARDEN **** This is a fantastic opportunity to purchase a deceptively spacious extended semi-detached family home, ideally located in the popular area of Walsgrave. The property is conveniently positioned close to a wide range of local amenities, including the Walsgrave Triangle Retail Park and Cross Point Business Park, home to Tesco, Showcase Cinema, and a variety of restaurants, as well as being within easy reach of University Hospital Coventry & Warwickshire.

The accommodation briefly comprises a welcoming entrance hallway, a convenient ground floor WC, and an impressive lounge/dining area ideal for family living and entertaining. The generous kitchen/diner flows into an extended sun room, completing the ground floor.

To the first floor are three well-proportioned bedrooms and a three-piece family bathroom. Externally, the property benefits from off-road parking, a side lawn, and a good sized rear garden, predominantly laid to lawn with a decked patio area perfect for outdoor dining and relaxation.

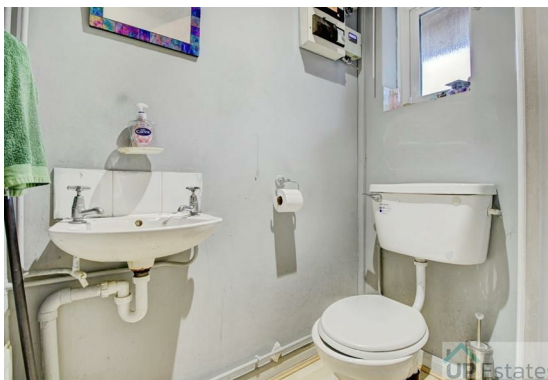
Further benefits include owned solar panels, which benefit from a feed-in tariff generating an approximate income of £800 per annum, providing an attractive contribution towards household energy costs. The property is fully gas centrally heated, ensuring comfort and efficiency throughout the year.

Additionally, the current owners have advised that all double-glazed windows within the original part of the house have been replaced, enhancing thermal efficiency, sound insulation, and overall energy performance. Call now to view!

£275,000

- EXTENDED SEMI-DETACHED FAMILY HOME
- WC & BATHROOM
- THREE WELL PROPORTIONED BEDROOMS
- SOUGHT AFTER LOCATION





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.

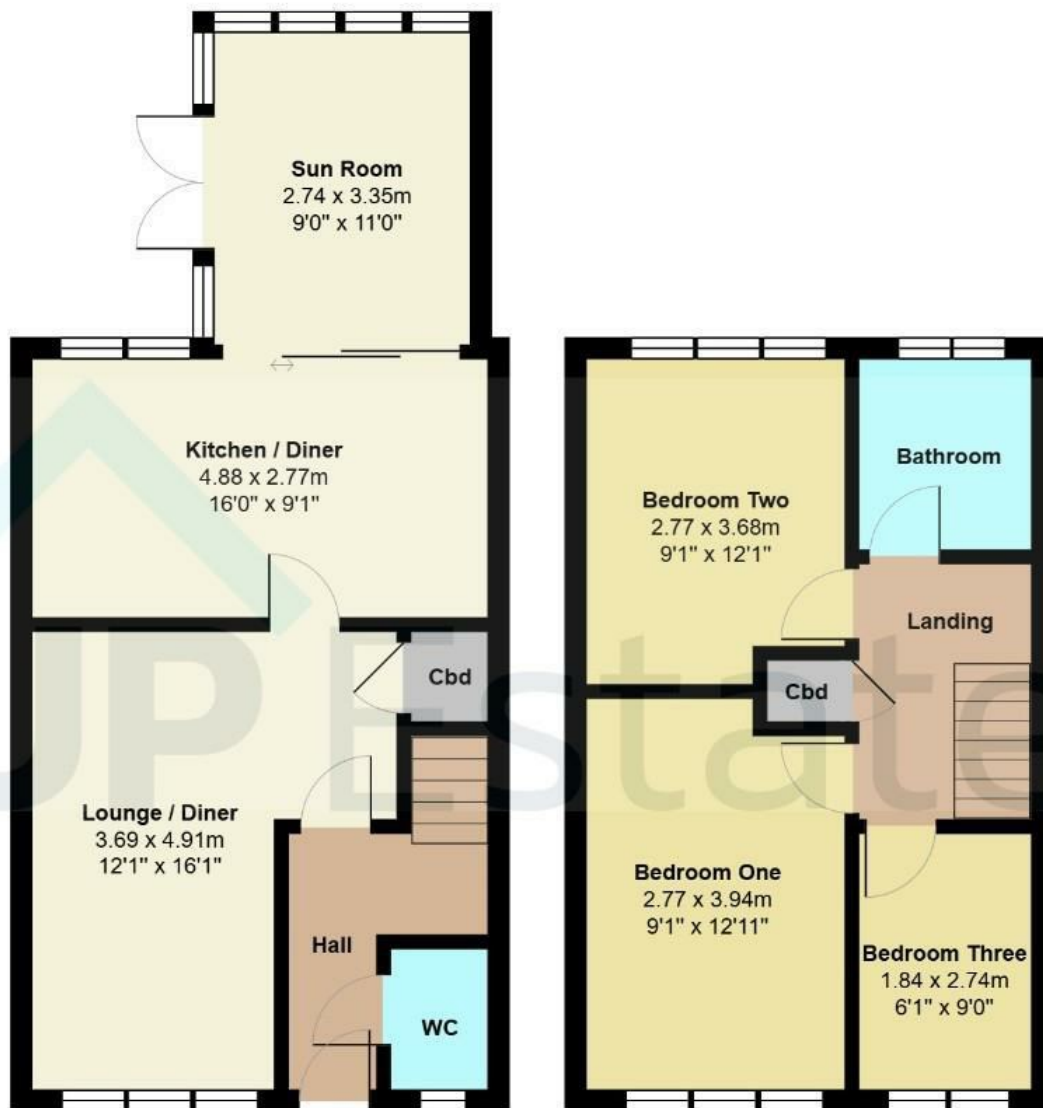
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Radnor Walk, Walsgrave On Sowe, Coventry





Total Area: 85.3 m² ... 918 ft²

All measurements are approximate and for display purposes only

CONTACT

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