

3 Bedroom House - Semi-Detached
located on Sunningdale Avenue,
Coventry
Offers Over £265,000

 **UP Estates**



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Offers Over £265,000

- NO UPWARD CHAIN
- FULLY RENOVATED THREE-BEDROOM SEMI-DETACHED HOME
- TWO LARGE DOUBLE BEDROOMS PLUS SPACIOUS SINGLE
- WC / UTILITY ROOM OFF KITCHEN
- NEW CARPETS, FLOORING & FULL REDECORATION (2025)
- UPDATED ELECTRICS & NEW RADIATORS
- SOUTH-FACING REAR GARDEN APPROX. 50 METRES LONG
- EXCELLENT POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- PAVED FRONTAGE SUITABLE FOR OFF-ROAD PARKING

FULLY RENOVATED THREE-BEDROOM SEMI-DETACHED HOME | NO UPWARD CHAIN | SOUTH-FACING GARDEN | HUGE EXTENSION POTENTIAL

Located just off Holbrooks Lane on the popular Sunningdale Avenue, this beautifully renovated three-bedroom semi-detached home is offered with no upward chain and provides a fantastic opportunity for families, first-time buyers, or those seeking a home with exceptional scope to extend. The property sits within easy reach of Holbrooks Park, Arena Shopping Park, and Coventry Arena Train Station, while also benefiting from straightforward access to the A444 and major commuter routes.

The accommodation has been comprehensively updated throughout in early 2025 and is presented in true move-in condition. The ground floor comprises a spacious and welcoming living room, leading through to a bright open-plan kitchen/diner featuring modern finishes and spotlights. Off the kitchen is a practical WC/utility room, adding everyday convenience.

Upstairs, there are two generous double bedrooms, a well-proportioned single bedroom, and a modern family shower room. The home benefits from new carpets and flooring, freshly painted interiors, updated electrics, new radiators, and upgraded internal features including a new banister and window sills.

Externally, the property really comes into its own. To the front is a paved frontage ideal for off-road parking, while to the rear lies an exceptionally large south-facing garden, estimated to be approximately 50 metres in length, offering outstanding potential for extension, landscaping, or outdoor living (subject to planning).

This is a turnkey home with space, style, and future potential in a well-connected residential 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.

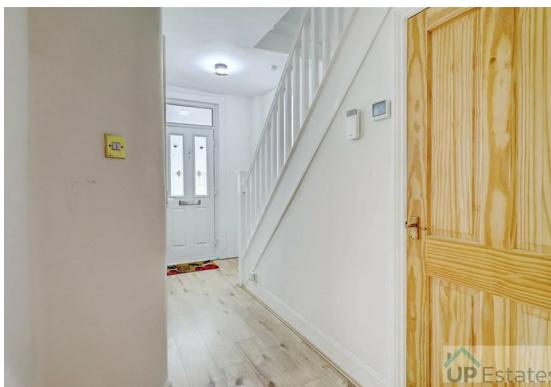
All measurements are approximate and intended



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.

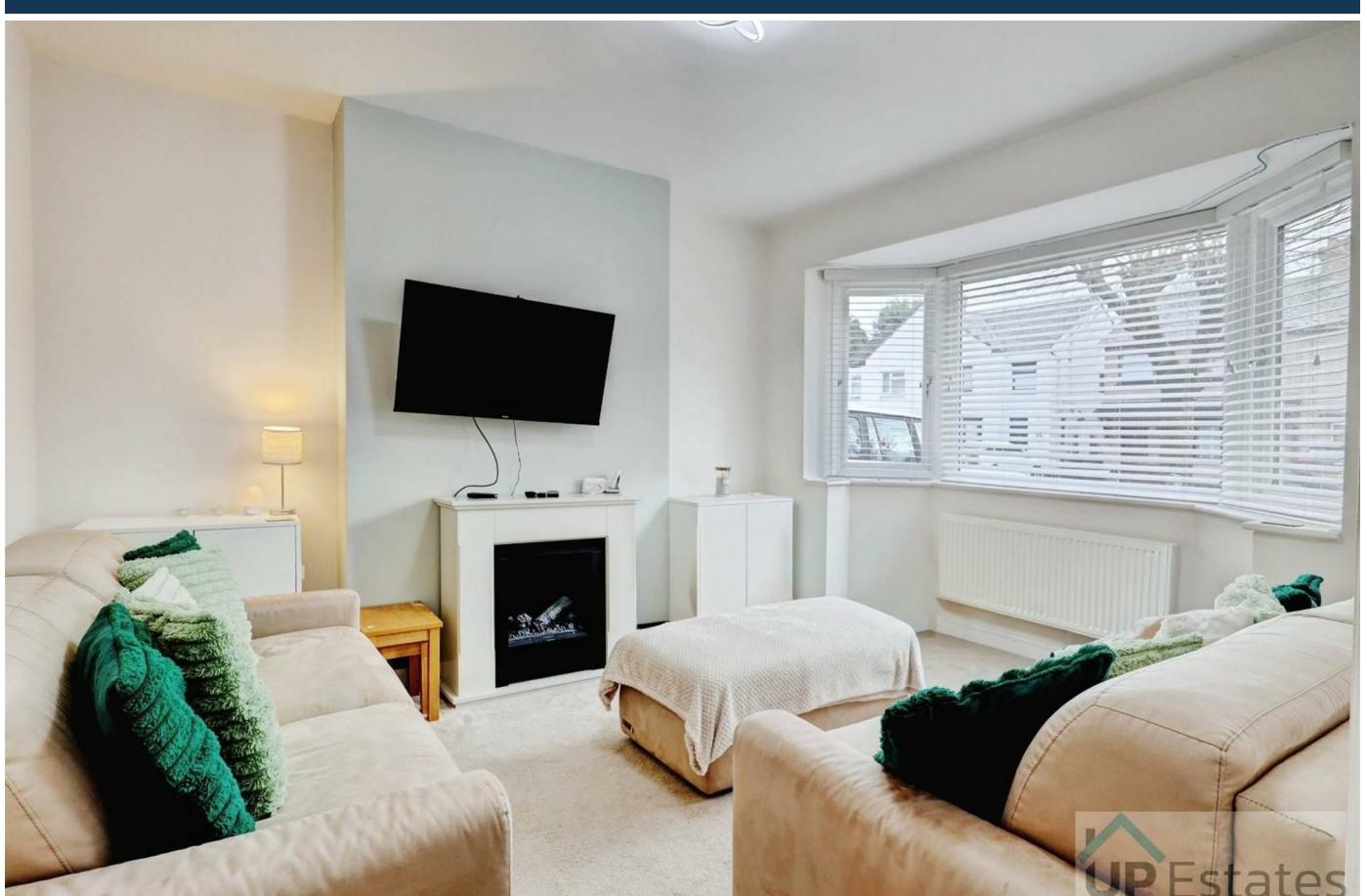
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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





Sunningdale Avenue, Coventry





All measurements are approximate and for display purposes only

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