



**2 Bedroom House - Terraced**  
**located on Mickleton Road,**  
**Coventry**  
**£230,000**

**UP Estates**



**\*\* No Forward Chain - Well Presented Traditional Bay Fronted Home In Sought After Part Of Earlsdon - Two Bedrooms, Two Reception Rooms - Private Garden With Secure Rear Access\*\***

This charming terraced home is available with no forward chain and very briefly comprises of; front courtyard, living room with bay window allowing ample natural light, dining room with storage cupboard and kitchen benefitting from integrated oven, hob, extractor and sink with space for further appliances. The private rear garden has a walled boundary and gated entry to the rear. The well proportioned bathroom completes the ground floor. This home also benefits from the fuse box & combination boiler being re-fitted In 2020. The first floor hosts two spacious double bedrooms. Call now to secure a viewing!

£230,000

- WELL PRESENTED BAY FRONTED FAMILY HOME
- NO FORWARD CHAIN
- PRIVATE WALLED GARDEN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SOUGHT AFTER ROAD IN EARLSDON





## LOCATION

Earlsdon is a residential area located to the south of Coventry city centre. Known for its leafy streets, characterful Victorian and Edwardian homes, and vibrant community atmosphere, it's considered a desirable place to live. The area has a mix of independent shops, cafes, restaurants and bars making it a popular destination for those seeking a more suburban yet lively environment. Earlsdon also has a large local community library.

This property is well-connected, with easy walking access to Coventry city centre, Coventry (main line) Railway Station which offers train services to destinations like Birmingham and London. The neighbourhood has a strong sense of local identity, with community events and a variety of social clubs and has easy access to Coventry and Warwick universities and Coventry Rugby Club.

For families, Earlsdon offers good schools and parks, with the nearby War Memorial Park, Spencer Park and Hearsall Common being key green spaces for outdoor activities. It's a blend of traditional and modern living, with a welcoming atmosphere that attracts both young professionals 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.



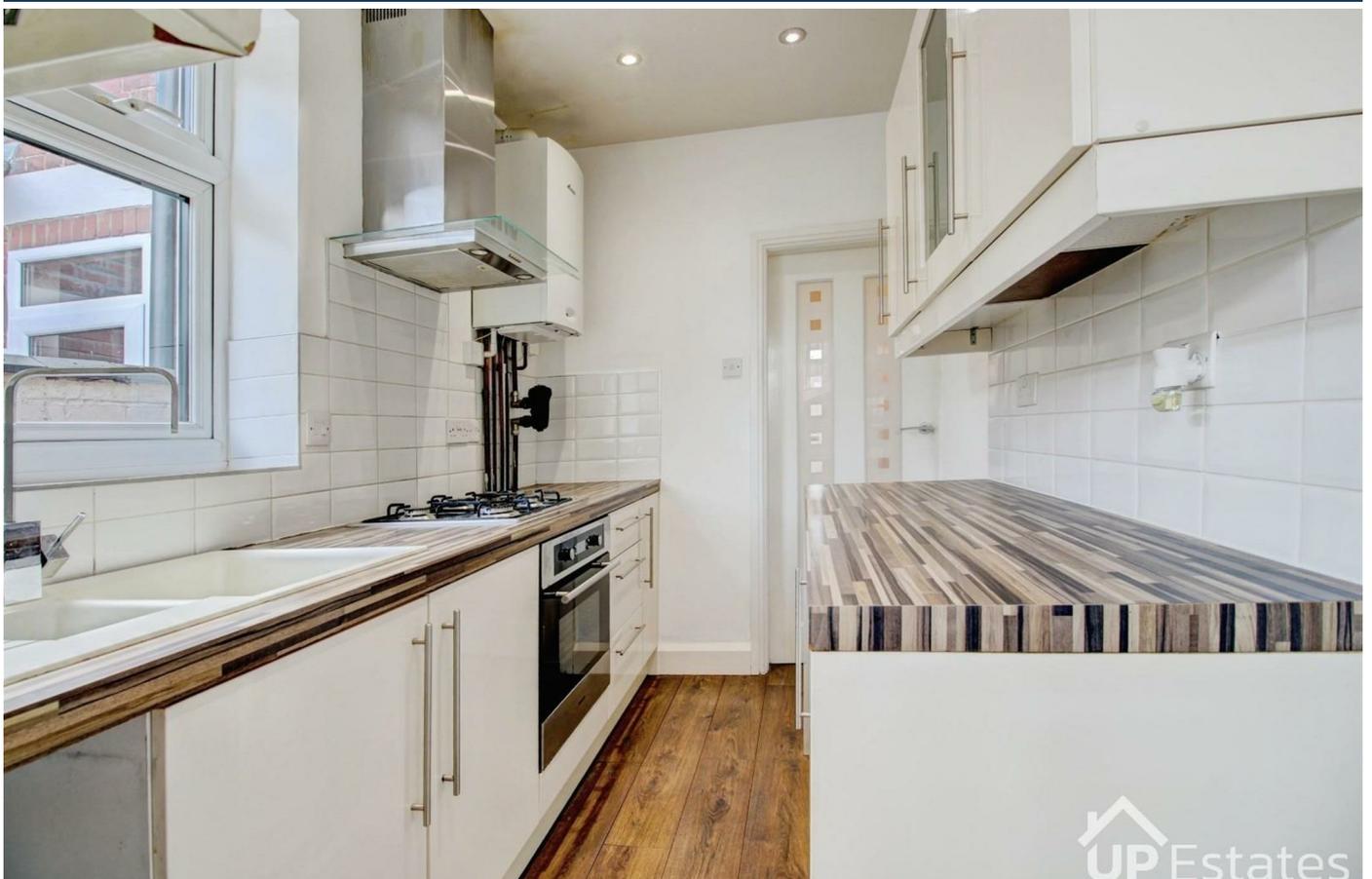
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

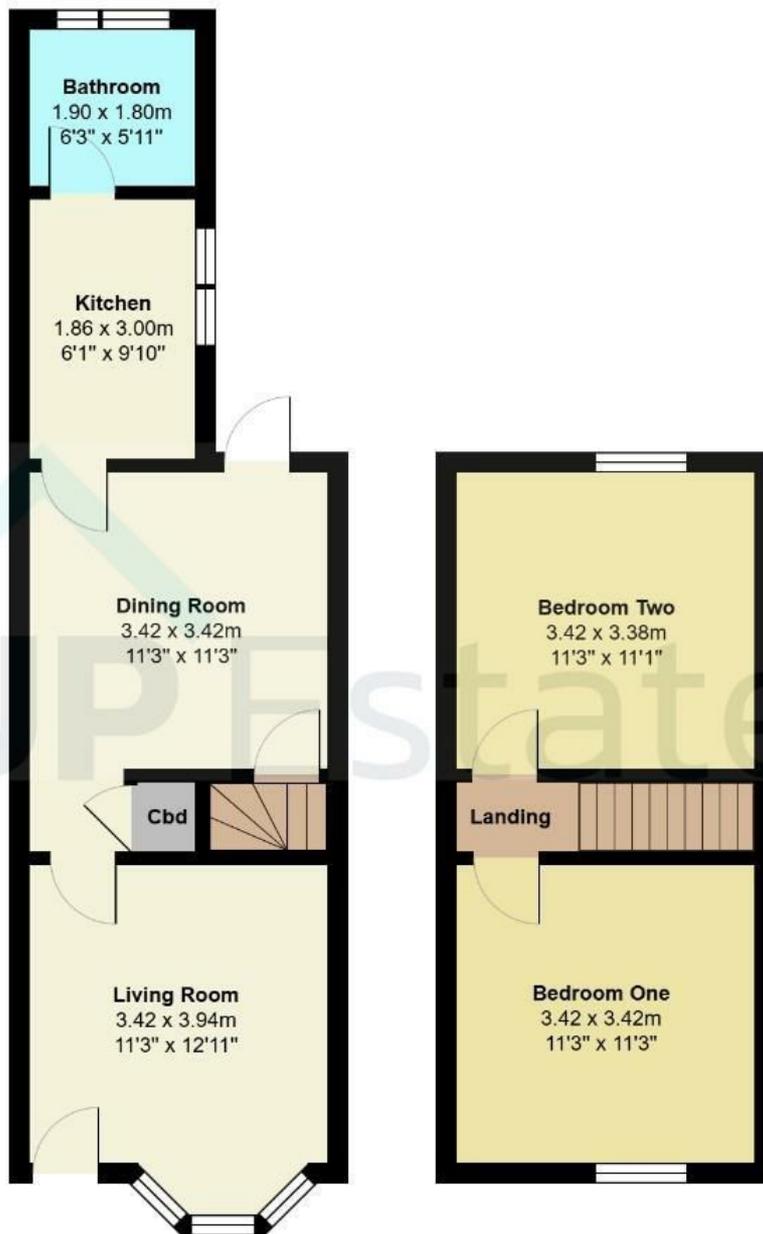
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Mickleton Road, Coventry





Total Area: 65.1 m<sup>2</sup> ... 701 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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