



3 Bedroom House - Semi-Detached
located on Woodpecker Close,
Coventry
£250,000

 **UP Estates**



**** LARGER THAN AVERAGE SEMI-DETACHED FAMILY HOME - OWNED SOLAR PANELS & EV CHARGE POINT - WC, ENSUITE & BATHROOM - THREE WELL PROPORTIONED BEDROOMS - BEAUTIFULLY PRESENTED THROUGHOUT - CIRCA 4 YR NHBC WARRANTY REMAINING **** We are delighted to present this exceptional three-bedroom semi-detached family home, beautifully positioned within the sought-after and peaceful setting of Woodpecker Close. Just six years old and meticulously maintained, the property is presented in show-home condition, offering modern, energy-efficient living with a practical and spacious layout ideal for today's lifestyle.

The ground floor boasts a generously sized lounge, providing a welcoming space for relaxation and entertaining. To the rear, a contemporary kitchen/dining room forms the heart of the home, finished to a high standard and featuring French doors that open seamlessly onto the private rear garden—perfect for indoor-outdoor living and summer gatherings. A convenient ground floor WC completes the downstairs accommodation.

To the first floor, the main bedroom benefits from a stylish en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom, making the home ideal for families, professionals, or those seeking flexible space for guests or home working.

Externally, the property enjoys a well-maintained rear garden and benefits from owned solar panels, an electric vehicle charging point, and the reassurance of circa four years remaining on the NHBC warranty.

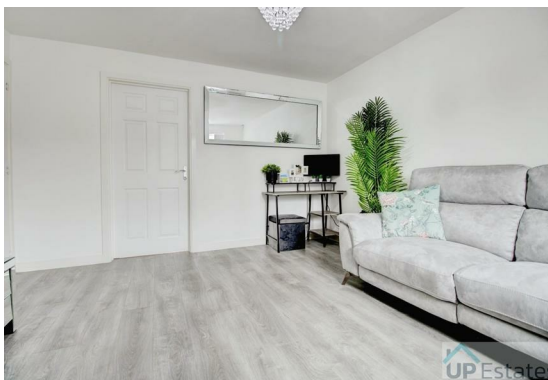
Offered to the market in true turn-key condition, this impressive home must be viewed to fully appreciate the space, quality, and location on offer.

Early viewing is highly recommended.

£250,000

- SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY
- ENERGY EFFICIENT FAMILY HOME
- WC, ENSUITE & BATHROOM
- NHBC WARRANTY REMAINING
- MODERN KITCHEN/DINER
- COUNCIL TAX BAND B





LOCATION

The property is located in a popular residential area around three miles to the east of Coventry City Centre. There are local shops and facilities and Tesco and Asda supermarkets are a short drive away. The road network is easily accessible with A45 and A46 Trunk Roads within a 5-10 minute drive and the M6 and M40 Motorways within 10 and 20 minutes respectively. Coventry mainline rail station also offers direct access to London and Birmingham. The University Hospital can be reached easily via car, circa 3.4 miles away (roughly 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.

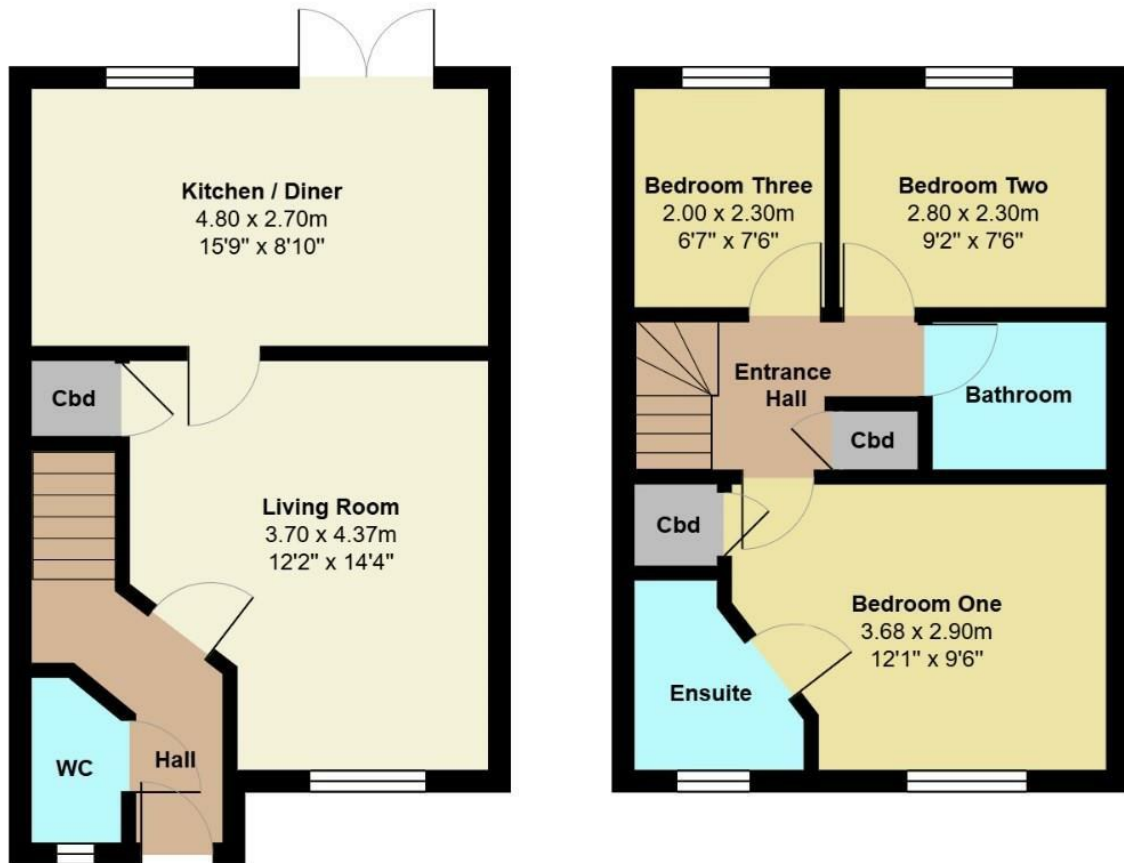
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Woodpecker Close, Coventry





Total Area: 71.4 m² ... 769 ft²

All measurements are approximate and for display purposes only

CONTACT

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