



**3 Bedroom House - Terraced**  
**located on Galeys Road, Coventry**  
**£265,000**

**UP Estates**



NO UPWARD CHAIN – SOUGHT AFTER CHEYLESMORE LOCATION – THREE WELL PROPORTIONED BEDROOMS – OPEN PLAN LOUNGE/DINER – EXCELLENT SCOPE TO EXTEND

Located in the heart of Cheylesmore, this well presented three bedroom home is perfectly positioned within close proximity to Quinton Park and the War Memorial Park. A variety of local shops and amenities are nearby, along with excellent transport links via London Road and the A444, with Coventry Train Station approximately an 8 minute drive away.

The accommodation briefly comprises a spacious open plan lounge diner, offering flexible living and dining space, and a kitchen fitted with ample cupboard storage and direct access to the rear garden.

To the first floor are two generous double bedrooms, a well proportioned single bedroom and a family bathroom.

Externally, the rear garden features a decked seating area with steps leading down to a lawned section, providing a fantastic opportunity to extend or reconfigure the property to suit individual needs, subject to the relevant permissions. Offered to the market with no upward chain, this property presents an excellent opportunity for buyers seeking a well located home with future potential.

£265,000

- NO UPWARD CHAIN
- POPULAR CHEYLESMORE LOCATION
- THREE WELL PROPORTIONED BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE/DINER
- KITCHEN WITH GARDEN ACCESS
- FAMILY BATHROOM
- REAR GARDEN WITH DECKING AND LAWN
- EXCELLENT SCOPE TO EXTEND (STPP)
- CLOSE TO PARKS, SHOPS & AMENITIES
- EASY ACCESS TO A444, LONDON ROAD & TRAIN STATION





## LOCATION

This home offers a convenient location close to a wide range of amenities such as; Daventry Road shopping next to Quinton Park & Asda, doctors & takeaways. Well regarded schooling nearby includes; Grange Farm Primary, Finham Park School, Manor Park, St Thomas More, Meadow Park & King Henry VIII's school. Coventry train station can be reached by foot, as well as The War Memorial Park, or is only 5 minutes drive, Jaguar Landrover and the City Centre also being close by.

## 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.



UP Estates

Galeys Road, Coventry



UP Estates



Total Area: 77.2 m<sup>2</sup> ... 831 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upstates.co.uk](mailto:enquiries@upstates.co.uk)  
T: 024 7771 0780

**UP** Estates