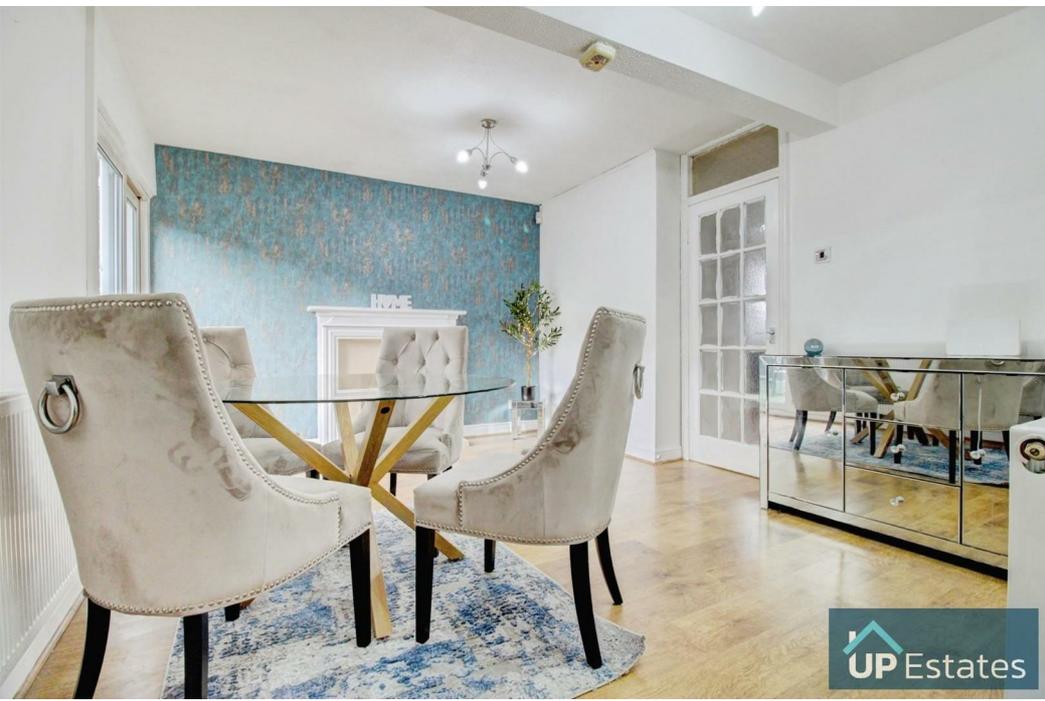




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3 Bedroom House - End Terrace
located on Boswell Drive, Coventry
Offers Over £220,000

 UP Estates



**** SPACIOUS PLOT WITH SOUTH FACING GARDEN - LARGE DOUBLE GARAGE WITH POWER/LIGHT - TWO RECEPTION ROOMS - THREE BEDROOMS - WALKING DISTANCE TO UNIVERSITY HOSPITAL! **** This end-terrace home sits on a large plot, offering immense scope for those looking to create a bespoke family home.

Ground Floor:

Step into the hallway leading to the living room and kitchen, followed by generous dining room.

First Floor:

Upstairs, three bedrooms provide flexible living space, complemented by a modern family bathroom.

HUGE POTENTIAL -

The property is ideal for anyone wanting to put their own stamp on it. Whether you're considering extending the rear or side, adding a loft conversion, or redesigning the interiors, the large plot offers plenty of scope to create your dream home, whilst also being of a good size to live in currently.

OUTSIDE SPACE -

The south-facing garden offers a bright, private space for outdoor living. A double garage and driveway provide secure parking, while the expansive plot presents exciting opportunities for landscaping, extensions, or even a home office/workshop.



Offers Over
£220,000

- SPACIOUS SOUTH FACING PLOT
- DOUBLE GARAGE WITH POWER/LIGHT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO UNIVERSITY HOSPITAL
- DRIVEWAY FOR MULTIPLE VEHICLES



LOCATION

Situated in the sought-after Walsgrave on Sowe area of Coventry, Boswell Drive offers a tranquil cul-de-sac setting with excellent local amenities. The property is within walking distance of University Hospital Coventry and Warwickshire, approximately 640 yards away, making it ideal for healthcare professionals or those seeking proximity to the hospital. Nearby, you'll find Walsgrave Church of England Academy, just 170 yards away, and Walsgrave Health Centre, approximately 460 yards away, ensuring convenience for families. The area benefits from a range of local shops, supermarkets, parks, and reliable public transport links, with multiple bus routes servicing the vicinity. The property's location combines suburban peace with urban convenience and is highly sought after!

IMPORTANT NOTE TO PURCHASERS



Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



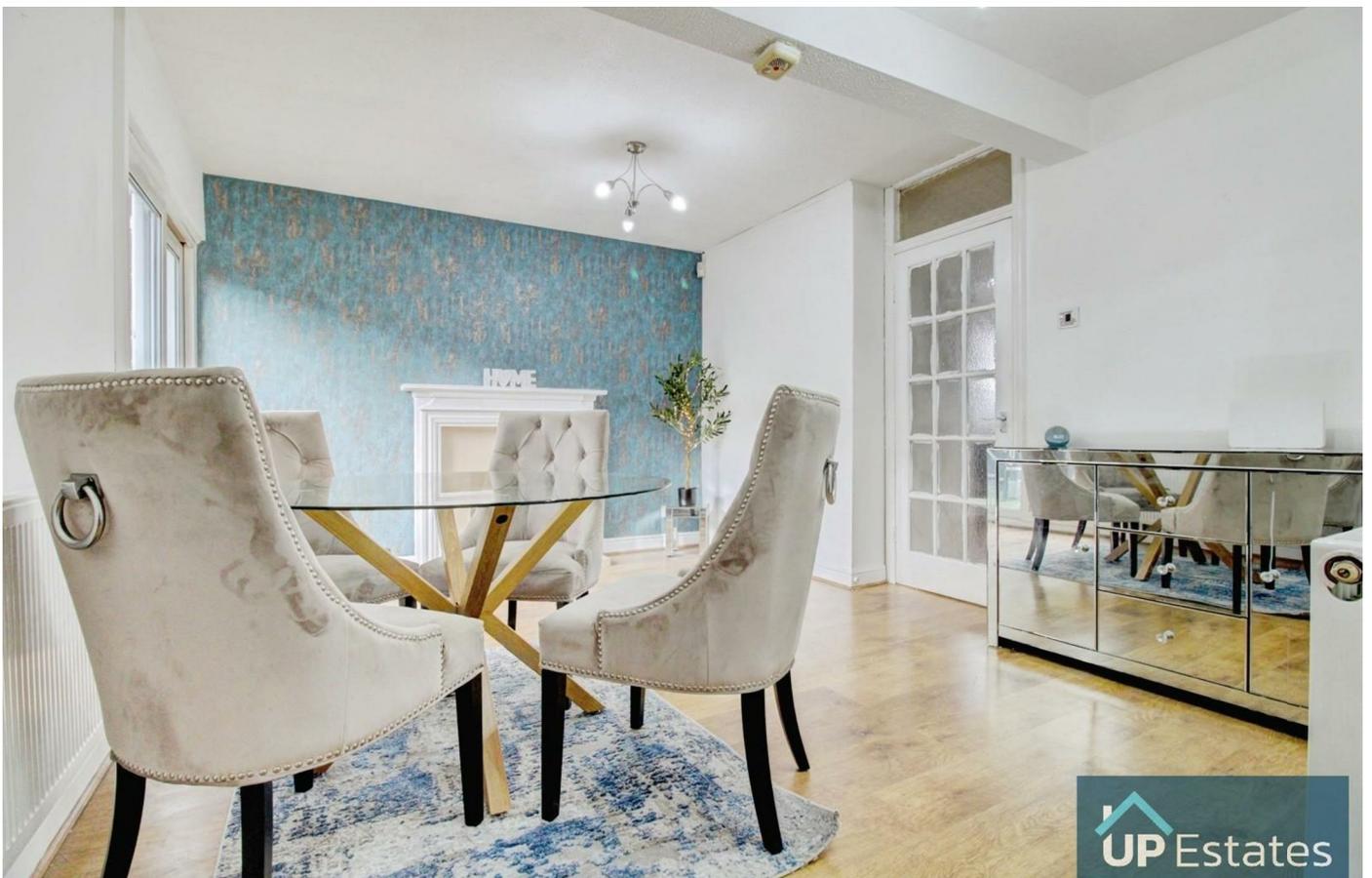
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

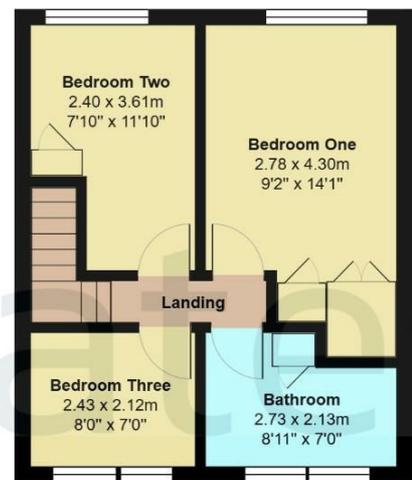
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Boswell Drive, Coventry





Total Area: 111.0 m² ... 1194 ft²

All measurements are approximate and for display purposes only

CONTACT

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