

**2 Bedroom House - Semi-Detached**  
**located on North Street, Coventry**  
**Offers Over £180,000**

**UP Estates**





**\*\* DECEPTIVELY SPACIOUS SEMI-DETACHED FAMILY HOME - FAMILY BATH & SHOWER ROOM - SIZABLE, MATURE, PRIVATE GARDEN - TWO GOOD SIZED DOUBLE BEDROOMS - TWO RECEPTION ROOMS - KITCHEN BREAKFAST ROOM - SURROUNDED BY AMENITIES \*\*** This deceptively spacious semi-detached family home has been thoughtfully updated and well cared for, offering a perfect blend of modern comfort and character.

Step inside to find two inviting reception rooms, one featuring a charming inset log burner, creating a warm and welcoming atmosphere. The heart of the home is the kitchen/breakfast room, ideal for family living. A striking ash wood open staircase adds a touch of contemporary style ascending to the first floor.

Upstairs, you'll find two generously sized double bedrooms and a beautifully fitted family bath and shower room, updated just a year ago!

The property has benefited from numerous recent improvements including replacement windows and external doors throughout within the last five years, a new boiler installed six years ago, guttering and fascias renewed around two years ago. Whilst radiators and fuse box were also replaced circa 2-3 years ago.

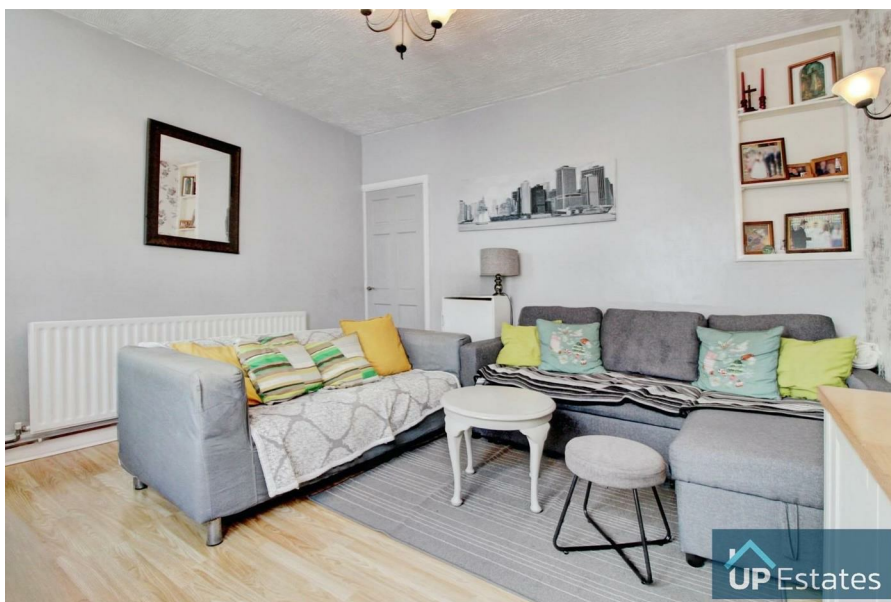
Externally, this home truly shines with a sizable, mature, and private garden, featuring apple, pear, plum, and cherry trees, along with a selection of fruit bushes. The various plants (bushes and flowers) blossom through spring, summer and autumn! A decked seating area provides the perfect spot for relaxing, while the patio, laid three years ago, offers additional entertaining space. There is also gated side access for convenience.

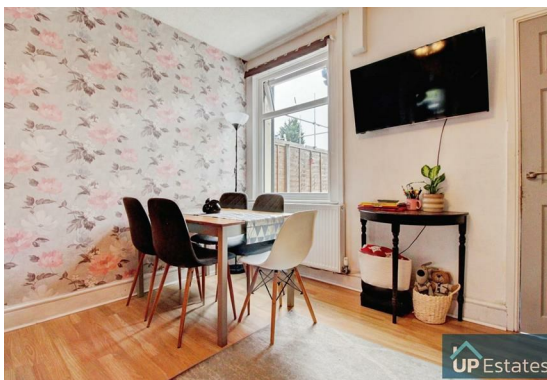
Practical additions include a part-boarded and insulated loft with light, offering excellent storage.

Perfectly positioned, the property is surrounded by a range of local amenities, schools, and transport links, making it an ideal choice for families or couples alike. Call now to view!

## Offers Over £180,000

- DECEPTIVELY SPACIOUS SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- RE-FITTED FAMILY BATH & SHOWER ROOM
- VIEWING IS ESSENTIAL!
- LARGE, IMPRESSIVE, MATURE GARDEN





## LOCATION

Conveniently positioned close to Coventry city centre, local amenities, public transport, and road links including the A444 and M6, making it ideal for commuting professionals and families alike.

## 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.

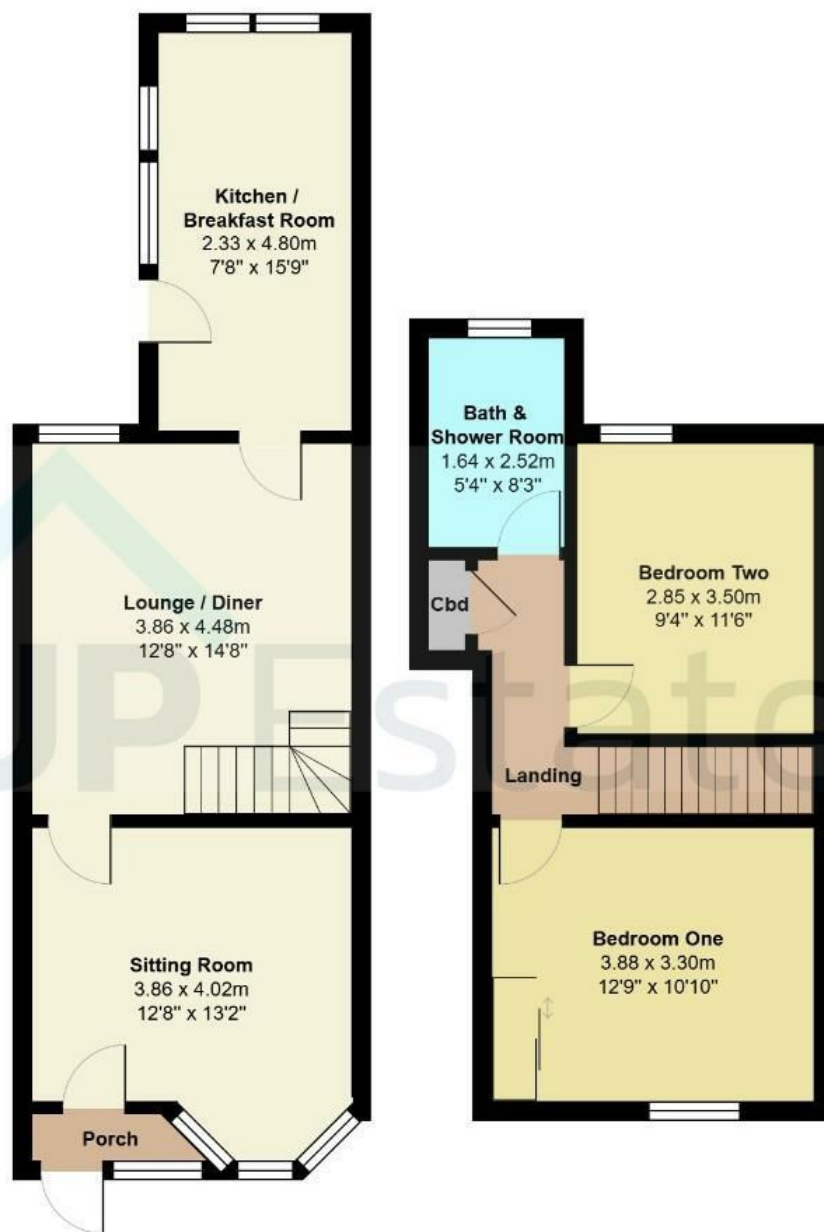






North Street, Coventry





Total Area: 79.2 m<sup>2</sup> ... 853 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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