



UP Estates



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2 Bedroom House - End Terrace
located on Brade Drive, Coventry
Offers Over £180,000

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**** CORNER PLOT - DOUBLE GARAGE WITH POWER/LIGHT - END OF TERRACE FAMILY HOME CLOSE TO UHCW - NO FORWARD CHAIN! **** A fantastic opportunity to purchase a well-positioned two-bedroom end-of-terrace home set on a generous corner plot, complete with a double garage, gated off-road parking, and offered with no forward chain. This property is brimming with potential and ready for its next owner to make it their own.

Ground Floor:

Welcomed by a front lawn and porch, the property opens into a spacious open-plan lounge/diner, leading through to a well-proportioned kitchen. The wrap-around garden offers excellent outdoor space and potential to extend STPP*, along with double gated vehicular access to the large double garage, equipped with power and lighting.

First Floor:

Off the landing are two double bedrooms and a family bathroom.

Perfectly located in the popular area of Walsgrave, the home is just moments from the University Hospital Coventry and Warwickshire (UHCW) and within easy reach of a wide selection of local amenities—including supermarkets, pubs, restaurants and everyday retail options.

Families will appreciate the excellent school choices close by, such as Walsgrave Church of England Primary, St Peter & Paul Primary, Cardinal Wiseman, and Caludon Castle.

The property also benefits from superb transport links, including convenient access to the M6 and M69.

Offers Over £180,000

- NO FORWARD CHAIN
- GREAT POTENTIAL TO EXTEND STPP*
- DOUBLE GARAGE WITH POWER/LIGHT
- TWO BEDROOMS
- FANTASTIC WALSGRAVE LOCATION
- OPEN PLAN LOUNGE/DINER





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.



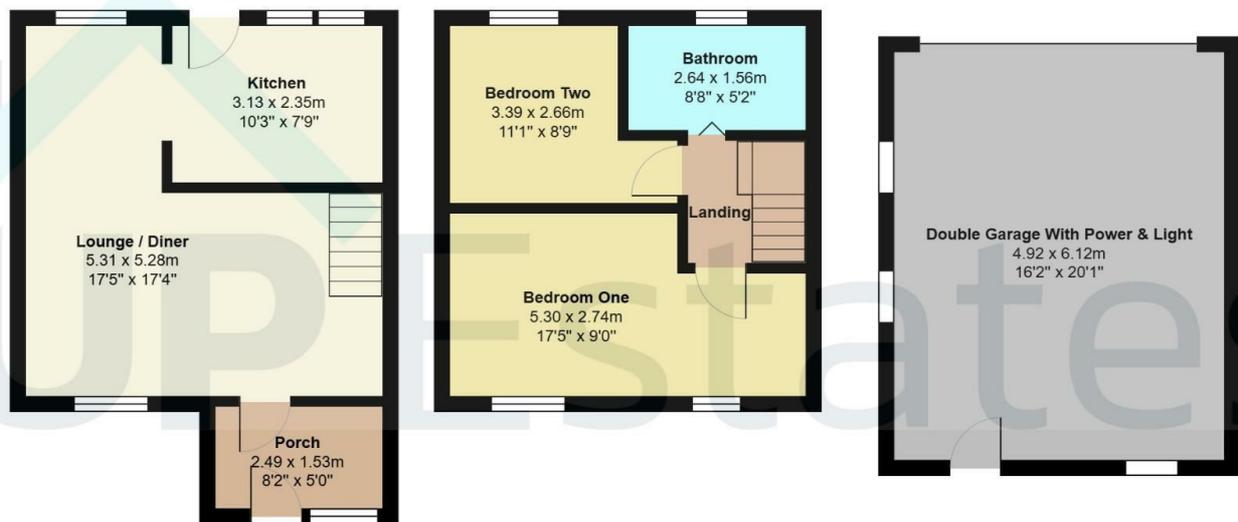
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Brade Drive, Coventry





Total Area: 63.2 m² ... 680 ft² (excluding double garage with power & light)

All measurements are approximate and for display purposes only

CONTACT

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