



2 Bedroom House - Semi-Detached
located on Linford Walk, Coventry
£220,000

 **UP Estates**



2



1



2

**£220,000**

- EXTENDED SEMI-DETACHED HOME
- SPACIOUS SOUTH FACING GARDEN
- TWO DOUBLE BEDROOMS
- QUIET CUL DE SAC
- TWO CAR DRIVEWAY
- SOUGHT AFTER LOCATION

** EXTENDED SEMI-DETACHED FAMILY HOME - TUCKED AWAY IN QUIET CUL DE SAC - SOUTH FACING SPACIOUS GARDEN - TWO CAR DRIVEWAY - FANTASTIC LOCATION
** Nestled at the end of a peaceful cul-de-sac on Linford Walk, this beautifully extended two-bedroom semi-detached home offers an ideal setting for families, first-time buyers, or investors seeking comfort, space, and convenience.

The ground floor features an entrance hall leading to a bright and airy living room, followed by the kitchen/diner. A charming sun room overlooks the impressive south-facing garden—generously sized and ideal for relaxation, outdoor dining, or play. The property also benefits from a tandem driveway providing parking for two vehicles.

Upstairs, the first-floor landing gives access to two well-proportioned double bedrooms, each complete with integrated wardrobe storage, along with the family bathroom.

Ideally located, the home is just moments from a wide range of local amenities, including excellent transport links via the M6 and close proximity to University Hospital Coventry & Warwickshire (UHCW).

Early viewing is highly recommended to fully appreciate the space, presentation, and superb location this delightful property has to offer. Call now to view!





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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.

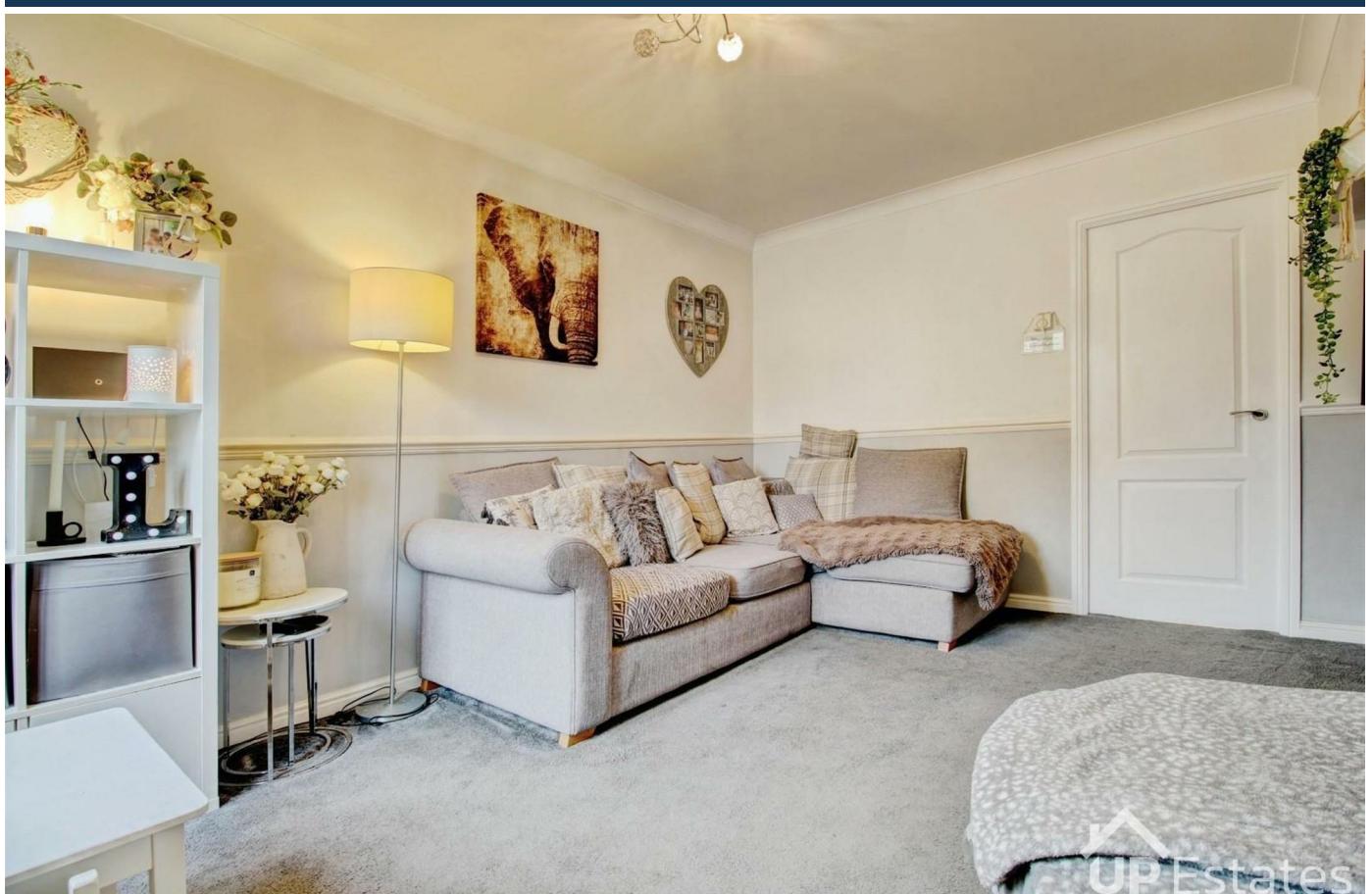
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

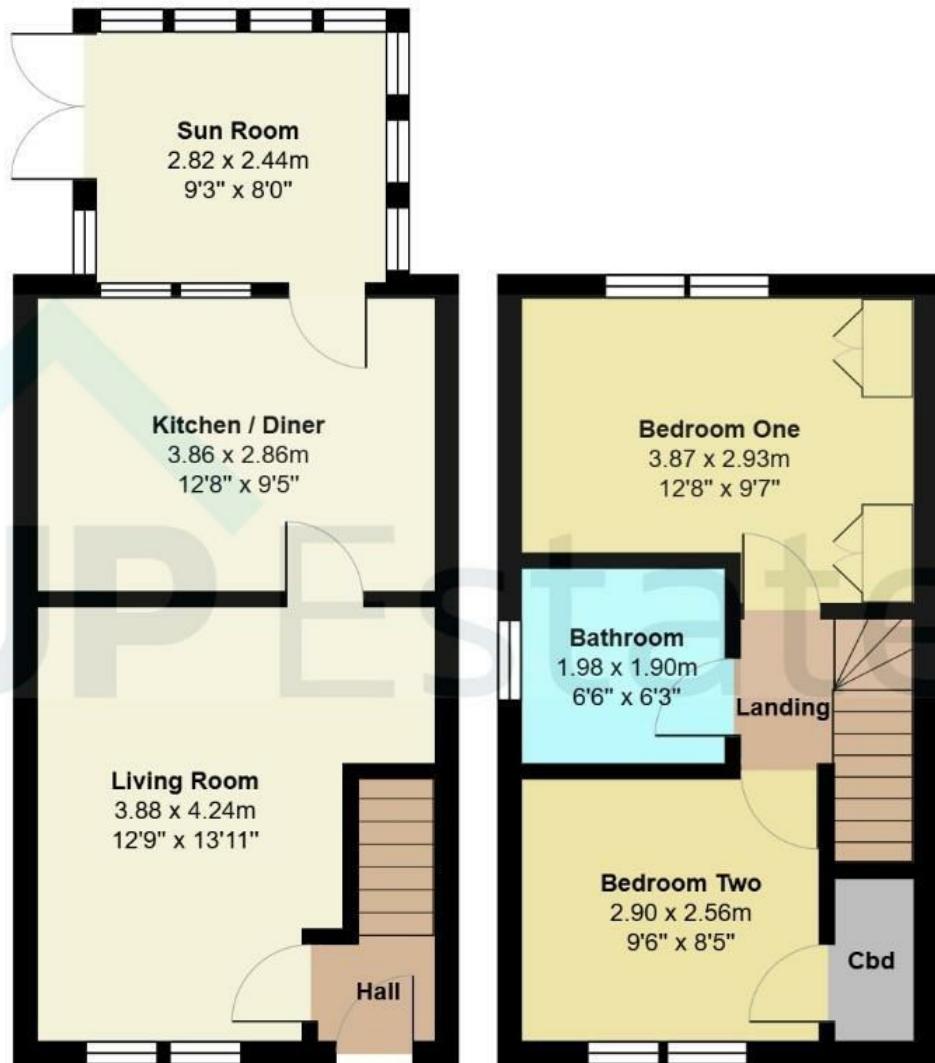
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Linford Walk, Walsgrave On Sowe, Coventry





Total Area: 63.3 m² ... 681 ft²

All measurements are approximate and for display purposes only

CONTACT

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