

**3 Bedroom House - Semi-Detached**  
**located on Gleneagles Road,**  
**Coventry**  
**Offers Over £300,000**

**UP Estates**



STUNNING THREE-BEDROOM SEMI-DETACHED HOME | OPEN PLAN KITCHEN/DINER | GARAGE WITH ELECTRICS | BEAUTIFULLY MAINTAINED THROUGHOUT

Situated just off Ansty Road, close to Wyken Croft Nature Park and within easy reach of University Hospital Coventry & Warwickshire (UHCW), this beautifully presented three-bedroom semi-detached home combines modern style with practicality — perfect for families, professionals, or first-time buyers.

The ground floor features a welcoming hallway leading into a spacious, beautifully decorated living room, ideal for relaxing or entertaining. To the rear, the open-plan kitchen/diner provides a bright, sociable space with modern fittings and direct access through a rear porch to the garden — perfect for everyday family living.

Upstairs, there are three well-proportioned bedrooms, all with built-in wardrobes and cleverly configured to maximise space. A family bathroom completes the first floor. The loft is fully boarded, separated into three sections, with the central area previously used as a home office — offering great storage or conversion potential (STPP).

Externally, the rear garden is beautifully maintained and low-maintenance, featuring access to a garage with full electrics and an electric door. To the front, a neat front garden enhances the kerb appeal, while a shared driveway leads to the garage with an additional private parking space.

This is a superb opportunity to secure a well-loved, move-in ready home in a convenient and peaceful location.

## Offers Over £300,000

- STUNNING THREE-BEDROOM SEMI-DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINER
- THREE BEDROOMS WITH BUILT-IN WARDROBES
- FULLY BOARDED LOFT WITH OFFICE POTENTIAL
- GARAGE WITH ELECTRICS & ELECTRIC DOOR
- LOW-MAINTENANCE REAR GARDEN
- FRONT GARDEN WITH GREAT KERB APPEAL
- CLOSE TO ANSTY ROAD, WYKEN CROFT NATURE PARK & UHCW





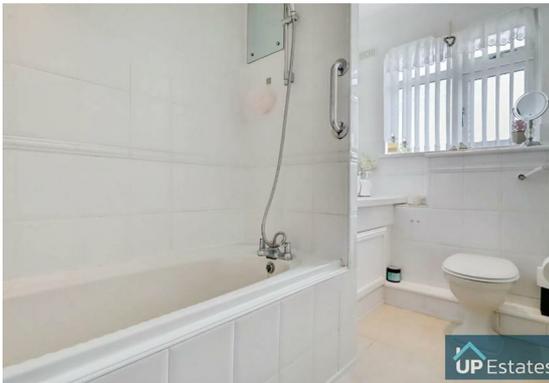
### **IMPORTANT NOTE TO PURCHASERS**

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.

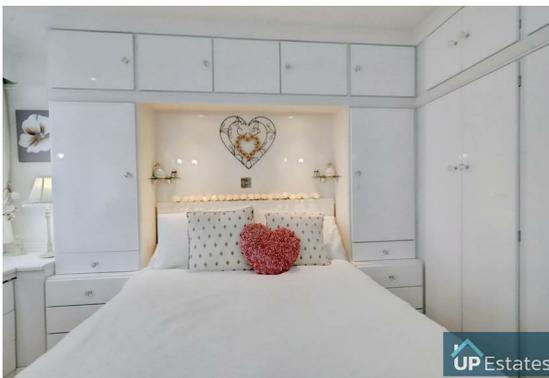


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance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





Gleneagles Road, Coventry





Total Area: 95.7 m<sup>2</sup> ... 1030 ft<sup>2</sup> (excluding garage, loft)

All measurements are approximate and for display purposes only

## CONTACT

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