



**3 Bedroom House - Terraced**  
**located on Longford Road,**  
**Coventry**  
**£170,000**

**UP Estates**





DECEPTIVELY SPACIOUS MID-TERRACE | THREE  
GENEROUS BEDROOMS | GARAGE & GARDEN | NO  
ONWARD CHAIN

This deceptively spacious three-bedroom mid-terrace offers a fantastic opportunity for first-time buyers, growing families, or investors, and is being sold with no onward chain. Set behind an enclosed front garden, the property opens into a bright and welcoming open plan lounge / diner.

To the ground floor there is a large through lounge/ diner, illuminated by dual-aspect windows, providing ample room for both living and dining furniture—ideal for entertaining and family time. A fitted kitchen with wall and base units, worktop space, and room for appliances. A ground-floor bathroom, complete with bath, WC, and wash hand basin.

Upstairs, the first floor continues to impress with three well-proportioned bedrooms. The property benefits from gas central heating and double glazing throughout.

The rear garden is fully enclosed, offering a private outdoor retreat. To the rear there is a detached garage providing secure off-street parking or useful storage.

£170,000

- NO UPWARD CHAIN
- MID TERRACE PROPERTY
- THREE BEDROOMS
- LARGE LOUNGE/ DINER
- GROUND FLOOR BATHROOM
- GARAGE LOCATED TO REAR





## Location

This home is situated in Longford, a well-connected northern suburb of Coventry. The property is a short walk from Longford Park, one of the city's largest green spaces with play areas, sports pitches, and walking routes along the Coventry Canal. Everyday shopping needs are met nearby at Arena Park Shopping Centre, which includes Tesco Extra, M&S, Boots, and various cafés. Families will appreciate proximity to respected schools such as Grangehurst Primary School, Alderman's Green Community Primary, and Foxford Community School. Excellent transport links include easy access to the A444 and M6 (Junction 3) for commuting towards Birmingham, Leicester, and the wider motorway network. Public transport is well served with frequent bus routes along Longford Road and rail connections from Coventry Arena Station, providing direct services to Nuneaton, Leamington Spa, and Coventry city centre.

## 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.







Longford Road, Longford, Coventry





**Ground Floor**



**First Floor**

**Total floor area 99.5 m<sup>2</sup> (1,071 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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