

**2 Bedroom House - Terraced**  
**located on Wycliffe Road West,**  
**Coventry**  
**£230,000**

**UP Estates**





**\*\* EXTENDED, IMMACULATELY PRESENTED TWO DOUBLE BEDROOM HOME - SOUGHT AFTER WYKEN LOCATION - WC, UTILITY & BATHROOM - EXTENDED SUN ROOM - SPACIOUS PRIVATE GARDEN \*\*** An exceptional opportunity to purchase this beautifully presented and thoughtfully extended two double bedroom family home, ideally located in the highly desirable Wyken area. Finished to an excellent standard throughout, this property combines modern living with practical space, making it ideal for first-time buyers, downsizers, or investors alike.

The home benefits from a number of recent improvements, including an insulated conservatory roof installed approximately one month ago, a boiler around five years old, and a modern re-fitted shower room completed four years ago, offering peace of mind and long-term value.

Upon entering, you are welcomed via a porch into a hallway leading to a spacious and inviting lounge, perfect for relaxing or entertaining. To the rear, the modern fitted kitchen/breakfast room boasts a generous range of storage units, ample work surface space, and room for appliances, creating a practical and stylish hub of the home. The kitchen flows seamlessly into a bright and airy conservatory, which enjoys pleasant views over the rear garden and provides an additional versatile living space.

The ground floor is completed by a useful utility area and separate W.C., adding further convenience to everyday living.

To the first floor, the property offers two excellent-sized double bedrooms, both well-presented and filled with natural light, along with a contemporary re-fitted shower room finished to a high standard.

Externally, the property continues to impress with a private and well-maintained rear garden, featuring a patio seating area ideal for outdoor dining and a lawned area perfect for children or pets. To the front, the garden offers potential to be converted into off-road parking, subject to the necessary consents.

Early viewing is highly recommended!

**£230,000**

- EXTENDED, BAY FRONTED FAMILY HOME
- WC, UTILITY & BATHROOM
- TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS
- RE-FITTED KITCHEN CIRCA 3 YEARS OLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS PRIVATE GARDEN





## LOCATION

Families will love the proximity to Wyken Croft Primary and Caludon Castle Secondary schools, while professionals will appreciate being just a short distance from University Hospital Coventry and Warwickshire. Everyday essentials are nearby, and the excellent road links provide quick access to the M6, A46 and surrounding network. Coventry city centre, with its shops, restaurants, and cultural attractions, is only a short journey away.

## IMPORTANT NOTE TO PURCHASERS

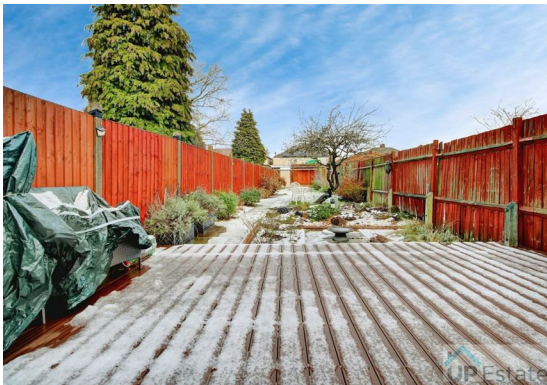
Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure





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.

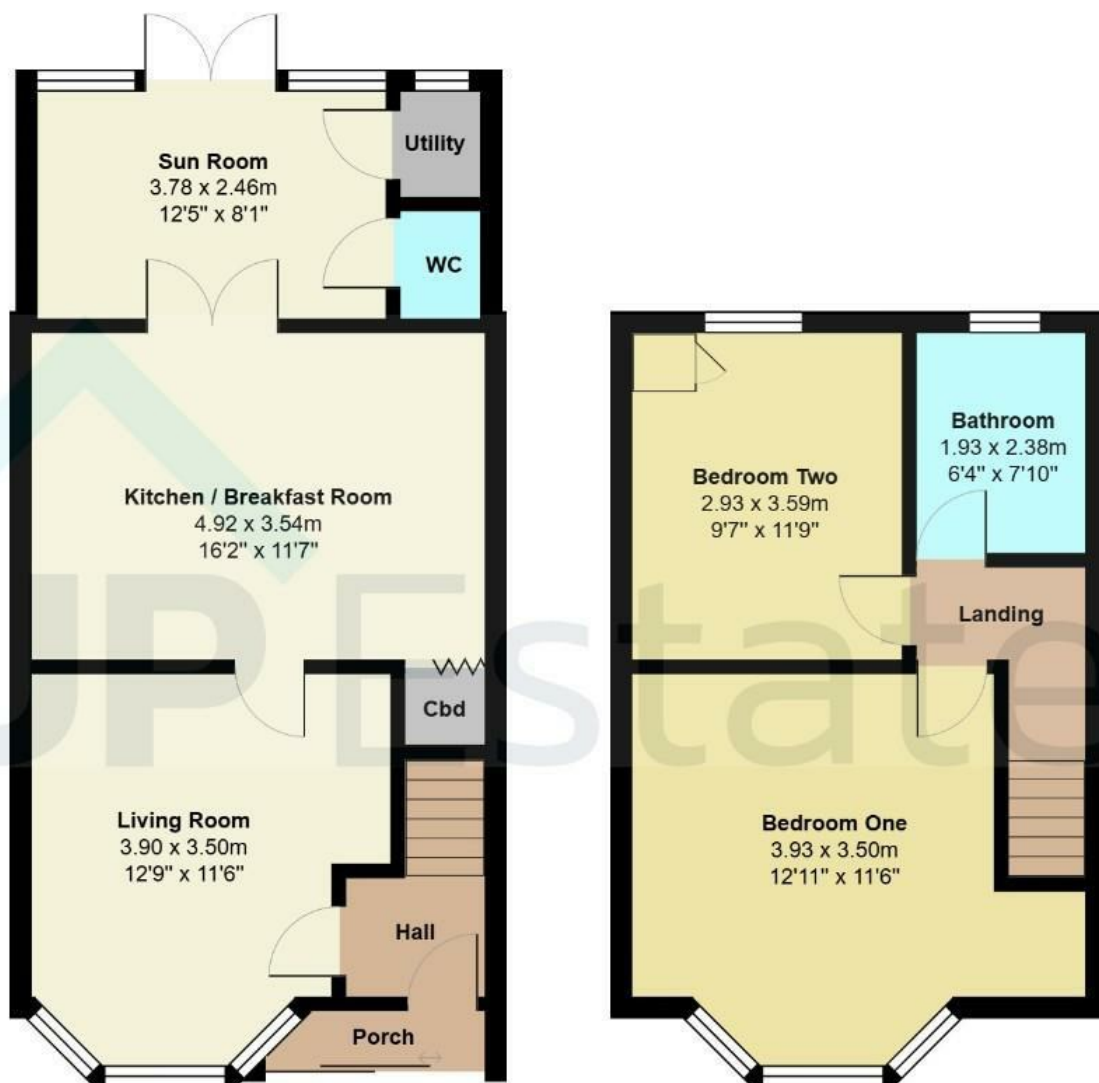






Wycliffe Road West, Coventry





Total Area: 87.9 m<sup>2</sup> ... 946 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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