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**3 Bedroom House - Semi-Detached**  
**located on David Wood Drive,**  
**Coventry**  
**Offers Over £250,000**

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**\*\*FREEHOLD, IMMACULATELY PRESENTED AND MUCH IMPROVED SEMI-DETACHED FAMILY HOME - THREE DOUBLE BEDROOMS - WC, ENSUITE & BATHROOM - MULTI-CAR DRIVEWAY - SOUTH/WEST FACING SPACIOUS GARDEN\*\*** This beautifully presented and extensively improved freehold semi-detached family home offers an exceptional standard of modern living, making it an ideal choice for buyers seeking both style and practicality. Approached via a generous multi-car tandem driveway, the property welcomes you into a bright entrance hall that leads through to the family living room, an inviting setting perfect for relaxing or entertaining. From here, an inner lobby provides access to a convenient ground-floor WC before opening into the kitchen/diner. Thoughtfully designed with contemporary units and ample workspace, this sociable area benefits from double doors that bathe the room in natural light and open out onto the superb south/west-facing rear garden. This outdoor space is notably larger than average, enjoying afternoon and evening sun and offering plenty of potential for al fresco dining, play areas, or further landscaping.

Moving to the first floor, the property continues to impress with two well-proportioned double bedrooms and a remarkable family bathroom. This luxurious space features a modern three-piece suite with a shower over the bath and an inset flat-screen TV—creating the perfect environment to unwind and enjoy a truly indulgent soak at the end of the day. Ascending to the top floor, you will find the primary bedroom bedroom, which benefits from a large built-in storage cupboard off of the landing and a sizable ensuite shower room. This private level provides a peaceful retreat, ideal for those who value space and comfort.

Immaculately maintained throughout and offering versatile accommodation across three floors, this outstanding home must be viewed to fully appreciate the quality and attention to detail on offer. Early viewing is strongly recommended!

## Offers Over £250,000

- FREEHOLD SEMI-DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- WC, ENSUITE & BATHROOM WITH INSET TV
- SPACIOUS SOUTH/WEST FACING GARDEN
- MULTI-CAR DRIVEWAY
- BEAUTIFULLY PRESENTED THROUGHOUT





## LOCATION

The property is perfect for first time buyers or families with its stylish and modern interior it is ready to move straight in. Excellent location for Coventry University Hospital, a range of shops, amenities and local schools. Also perfect for commuting as access to the M6 & M69 motorways are a short drive away. The area is peaceful with lots of fields close by, ideal for taking lovely walks. The development also has its own children's playing park. We feel this really is a fantastic home in an idyllic location.

## 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.

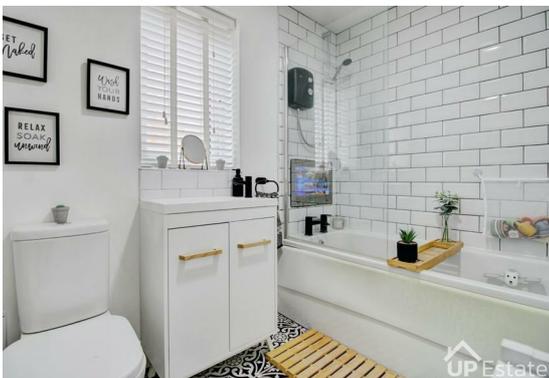


All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



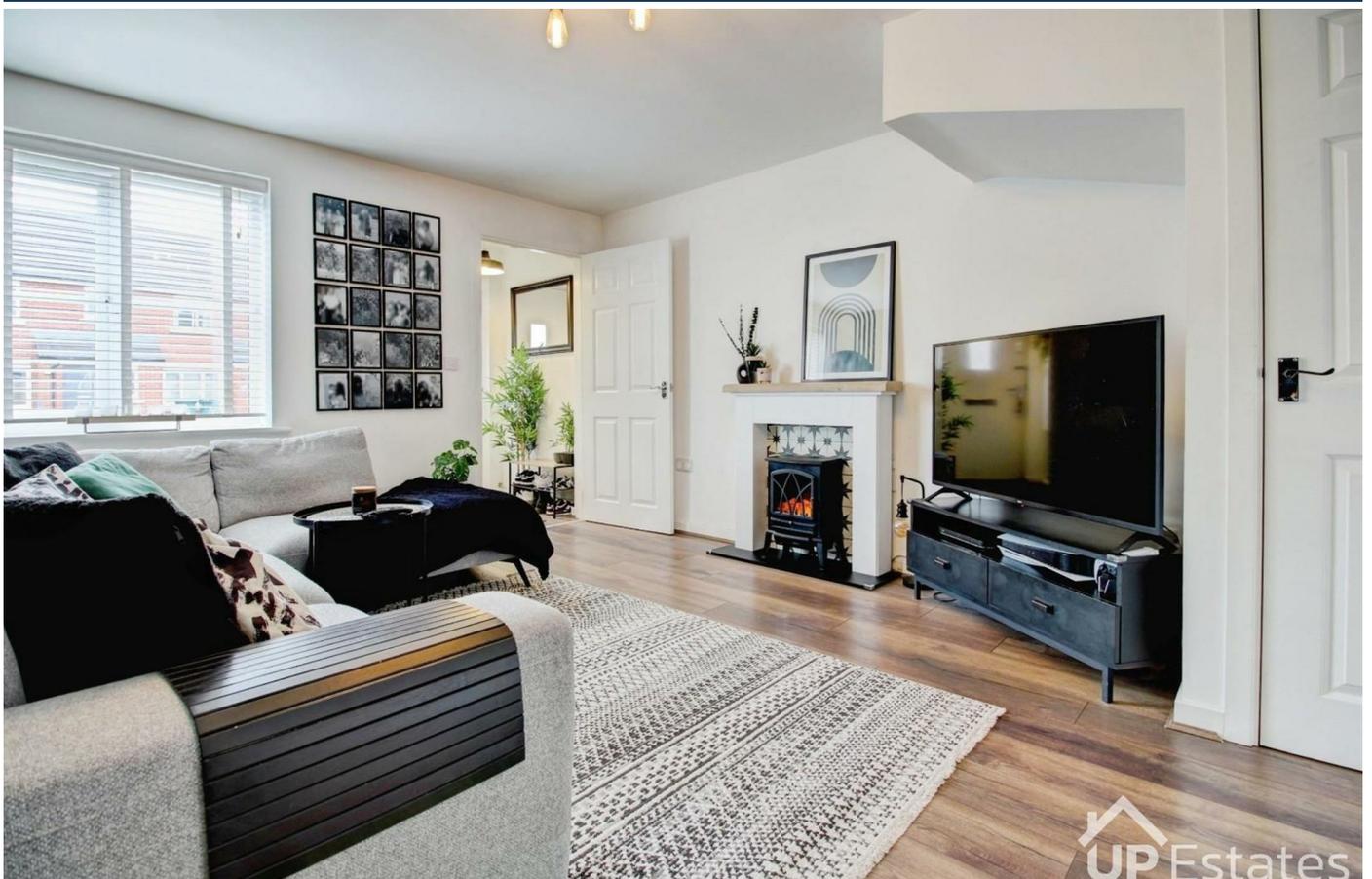
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by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

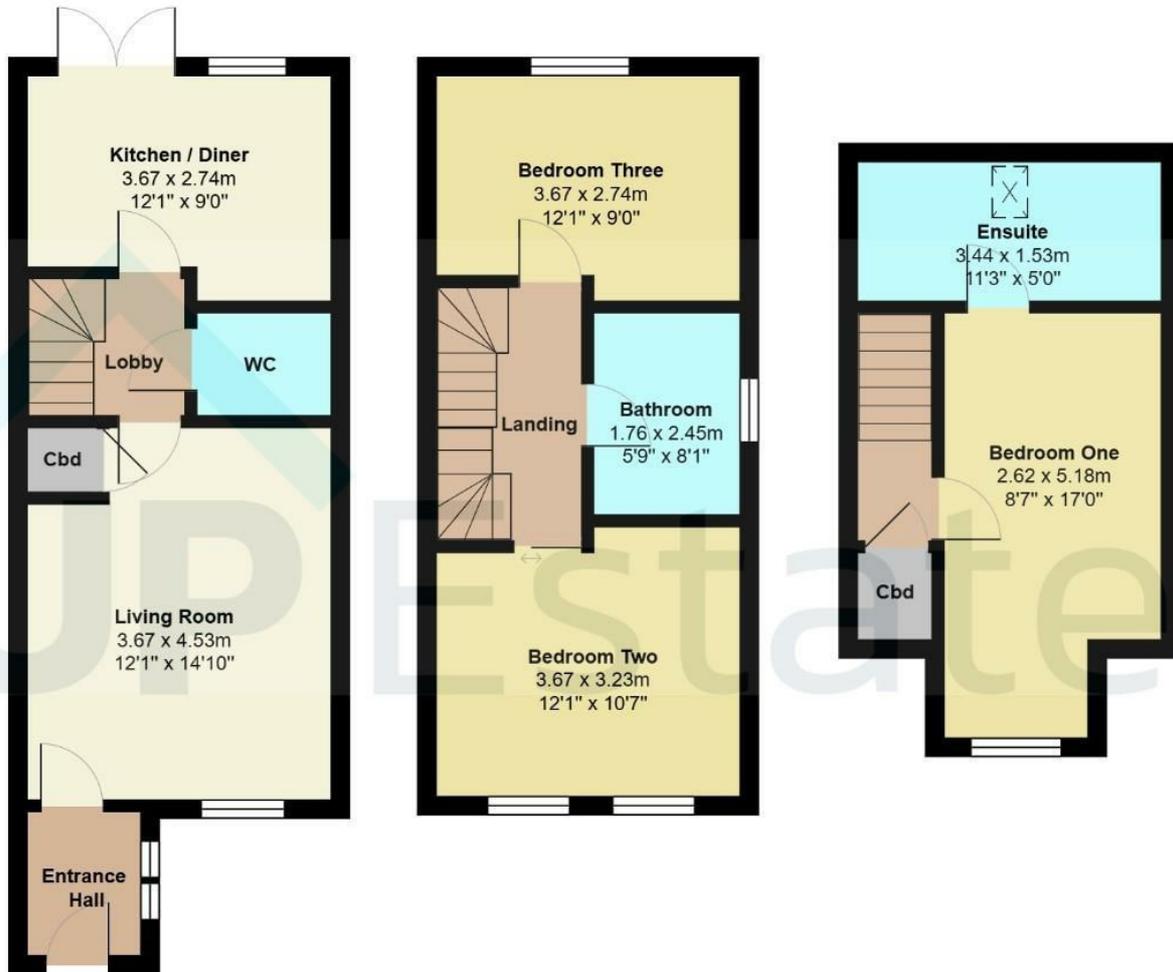
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





David Wood Drive, Coventry





Total Area: 90.7 m<sup>2</sup> ... 977 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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