

**2 Bedroom Apartment**  
**located on Garrick Close, Coventry**  
**£148,000**

**UP Estates**





SPACIOUS TWO-BED GROUND FLOOR FLAT | HIGHLY SOUGHT-AFTER EASTERN GREEN LOCATION | NO UPWARD CHAIN | OFF-ROAD PARKING & COMMUNAL GARDENS

Nestled in the peaceful cul-de-sac of Garrick Close in Eastern Green, this spacious two-bedroom ground floor flat offers a fantastic opportunity for first-time buyers, downsizers, or investors. Eastern Green is one of Coventry's most desirable residential areas — known for its friendly community feel, proximity to excellent local schools, and easy access to both Coventry city centre and the A45, providing superb links to Birmingham, Solihull, and the wider motorway network. Local amenities are just a short walk away, with shops, cafés, and public transport routes nearby, and Tile Hill Railway Station less than five minutes' drive, offering direct services to Birmingham and London.

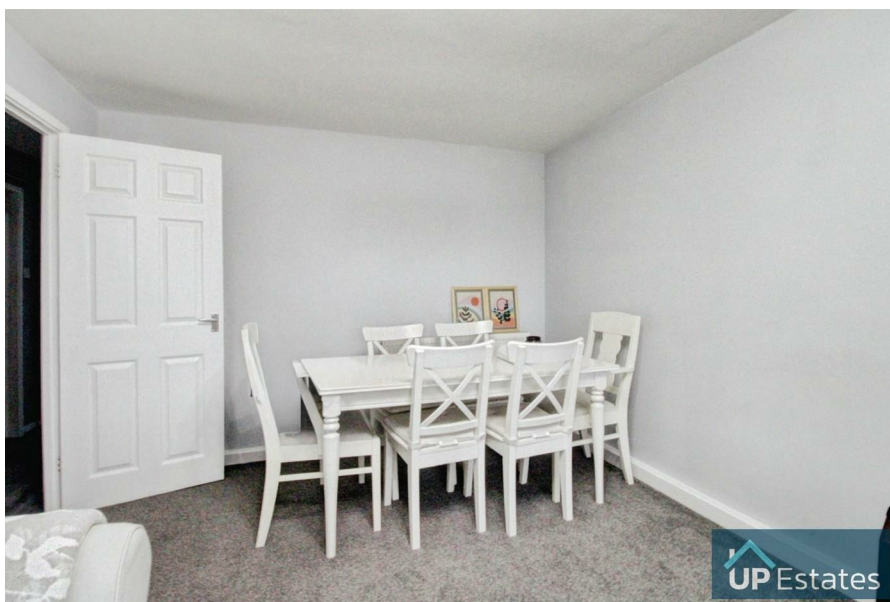
Inside, the property features a bright and generous living room, perfect for relaxing or entertaining, along with a well-equipped kitchen offering ample storage and workspace. There are two spacious double bedrooms, both with pleasant outlooks over the surrounding green spaces, and a family bathroom with bath and shower over.

Externally, residents benefit from off-road parking and access to beautifully maintained communal gardens, providing plenty of outdoor space for relaxing in the warmer months.

Offered for sale with no upward chain, this well-located and generously sized flat represents an ideal move-in-ready home or excellent investment opportunity in a sought-after part of the city.

£148,000

- SPACIOUS TWO-BEDROOM GROUND FLOOR FLAT
- HIGHLY DESIRABLE EASTERN GREEN LOCATION
- CLOSE TO LOCAL SHOPS, SCHOOLS & TILE HILL TRAIN STATION
- EXCELLENT TRANSPORT LINKS VIA A45 & MOTORWAY NETWORK
- BRIGHT & GENEROUS LIVING ROOM
- WELL-EQUIPPED KITCHEN WITH AMPLE STORAGE
- TWO DOUBLE BEDROOMS
- NO UPWARD CHAIN





### 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.



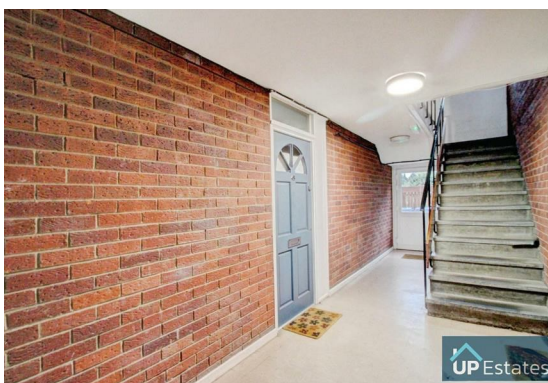


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance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

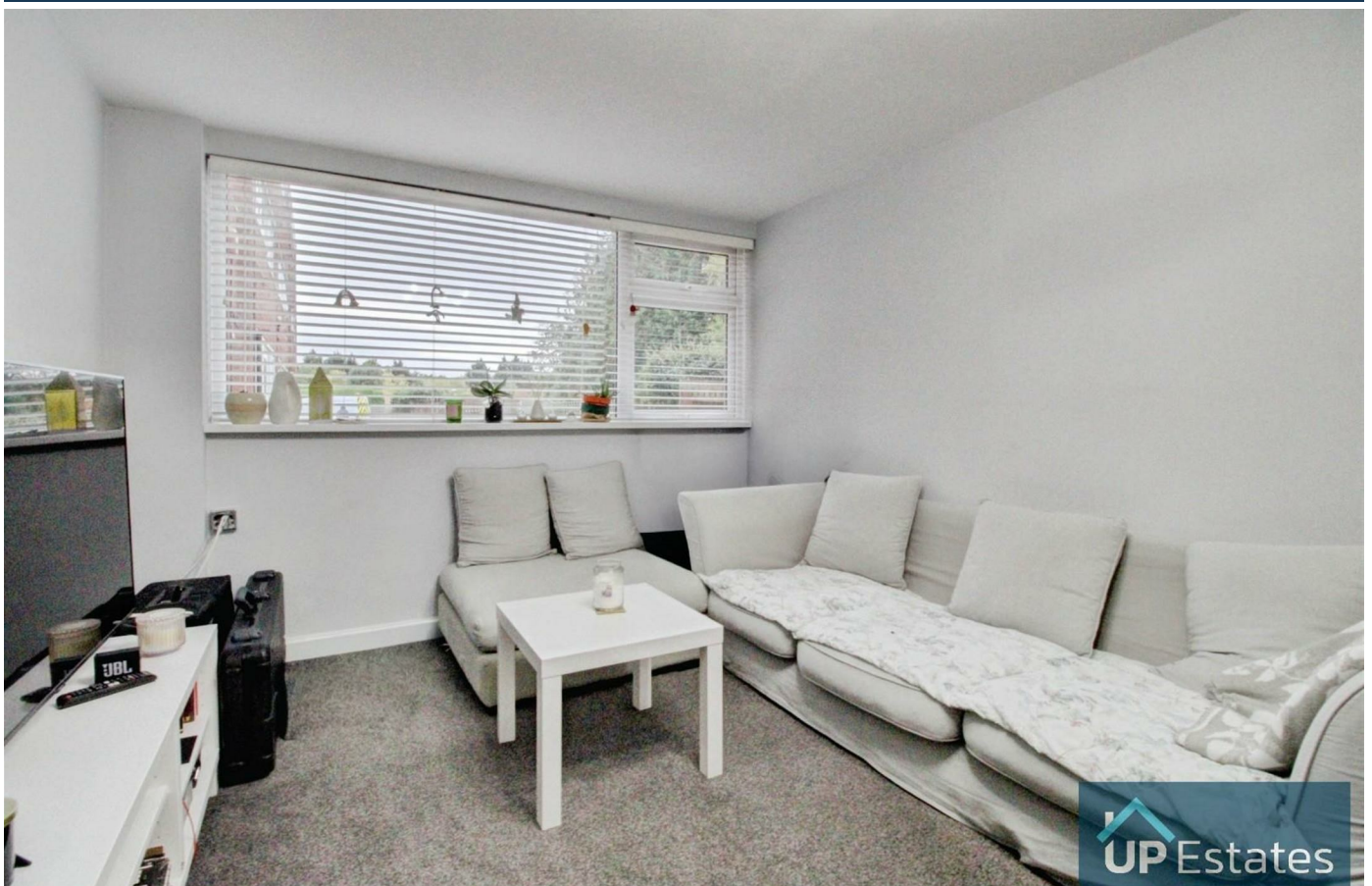
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

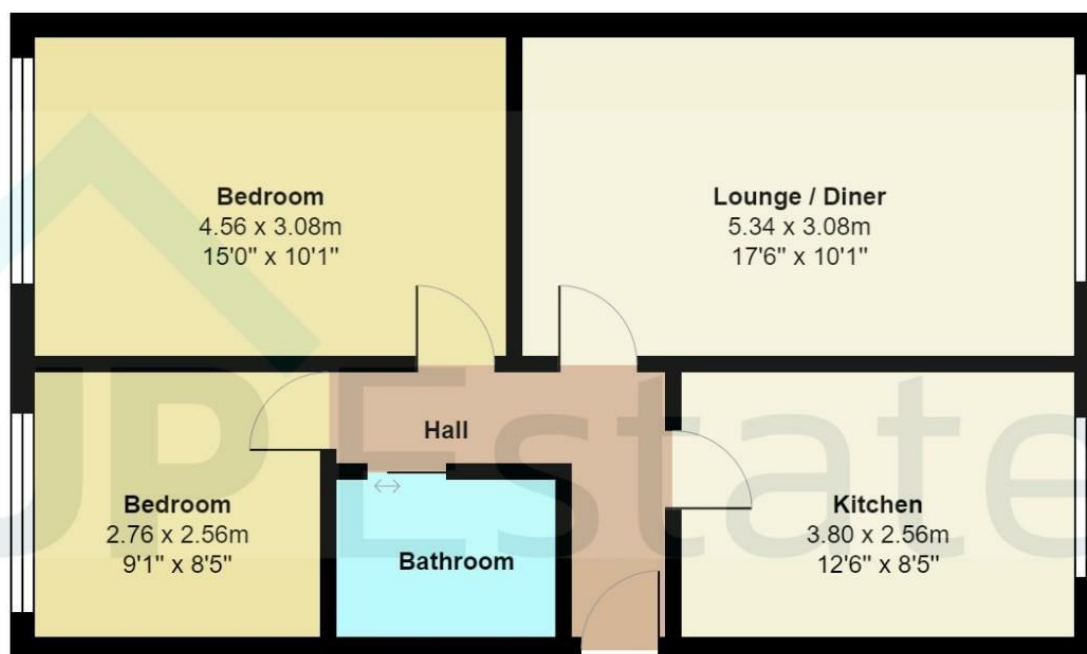






Garrick Close, Coventry





Total Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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