



**3 Bedroom House - Semi-Detached**  
**located on Attoxhall Road, Coventry**  
**£220,000**

**UP Estates**



**\*\* NO FORWARD CHAIN | OVERLOOKING GREEN & SURROUNDED BY AMENITIES | THREE-BED SEMI-DETACHED HOME | GENEROUS GARDEN & GARAGE |**

Located on Attoxhall Road, this three-bedroom semi-detached property offers space, character, and plenty of potential in a well-connected part of Coventry. With University Hospital Coventry just a short drive away, excellent local schools nearby, and quick access to Binley Road, the A46, and Coventry city centre, this home is perfect for families, professionals, or investors.

Inside, you're welcomed by a bright porch, and spacious living room, complemented by a separate dining room with sliding doors opening directly onto the rear garden — ideal for family gatherings or summer entertaining. The galley kitchen sits to the side, with the added practicality of an external WC.

Upstairs, the property offers two generous double bedrooms and a good-sized single, all with high ceilings, plus a family shower room. The layout is versatile and ready to be shaped to suit modern family living.

Externally, the property shines with its spacious rear garden, offering great scope for landscaping or even extending (subject to planning). A detached garage provides secure parking or workshop space, and the low-maintenance front garden adds kerb appeal.

With its combination of space, location, and no upward chain, this home presents a fantastic opportunity to step into a well-proportioned property in a sought-after part of Coventry.

**£220,000**

- THREE-BEDROOM SEMI-DETACHED HOME
- NO UPWARD CHAIN
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM WITH SLIDING DOORS TO GARDEN
- OVERLOOKING GREEN SPACE
- TWO DOUBLE BEDROOMS + ONE SINGLE
- FAMILY SHOWER ROOM
- LARGE REAR GARDEN WITH GARAGE
- CLOSE TO UNIVERSITY HOSPITAL COVENTRY, SCHOOLS & AMENITIES
- EASY ACCESS TO BINLEY ROAD, A46 & CITY CENTRE

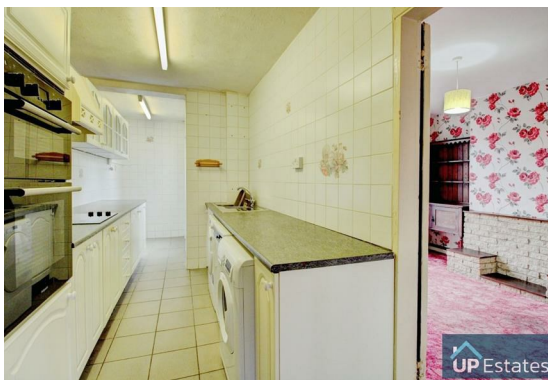




### IMPORTANT NOTE TO PURCHASERS

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.





Attothall Road, Coventry





Total Area: 91.5 m<sup>2</sup> ... 984 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

 **UP** Estates