

3 Bedroom House - Semi-Detached
located on Sandy Lane, Coventry
Offers Over £425,000

UP Estates



****LOOK AT THOSE VIEWS - SPACIOUS FLOORPLAN - THREE GENUINE DOUBLE BEDROOMS - IMPRESSIVE PRINCIPAL BEDROOM SUITE - LOVELY RURAL SPOT**** This is the home for you if you are seeking contemporary stylish living, but in a traditional countryside location, with a hose of walks on your doorstep. Benefitting from the nearby village of Fillongley, local pubs and restaurants within short commute, as well as good road link to the M6 and Birmingham airport.

The property has been extensively renovated and extended by the current owners, to create a spacious home capable of accommodating a family and those who love to entertain. Benefitting from driveway parking for multiple vehicles, corner plot with side and rear garden space, as well as practical features like downstairs WC cloakroom and two bathrooms upstairs. Finished to a high standard, including quartz worktops in the kitchen, luxury double sink in the en-suite and spacious utility/boot room - ideal for bringing in the dog or children after some fun outdoors!

In brief the property comprises: Porch Entrance Hall, Lounge, Living Kitchen Diner, Utility Boot Room and WC Cloakroom to the Ground Floor. There is a Landing, Three Double Bedrooms (One with En-Suite & Dressing Room) and Bathroom to the First Floor. Call us to arrange your viewing!

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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Offers Over £425,000

- BEAUTIFUL OUTLOOK FRONT & REAR
- NO CHAIN SALE!
- SUBSTANTIALLY EXTENDED SEMI DETACHED
- INCREDIBLE LIVING KITCHEN DINER
- PRINCIPAL BEDROOM SUITE WITH ENSUITE & DRESSING ROOM
- UPSTAIRS BATHROOM + ENSUITE + GROUND FLOOR WC
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- CORNER PLOT WITH FRONT/SIDE GARDEN
- THREE DOUBLE BEDROOMS
- SOUGHT AFTER RURAL LOCATON





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



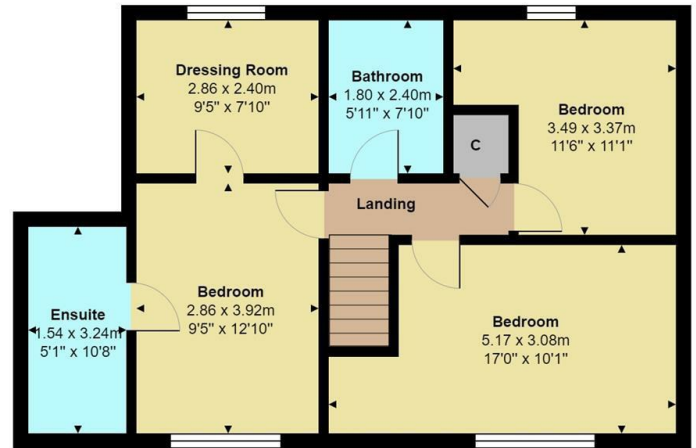
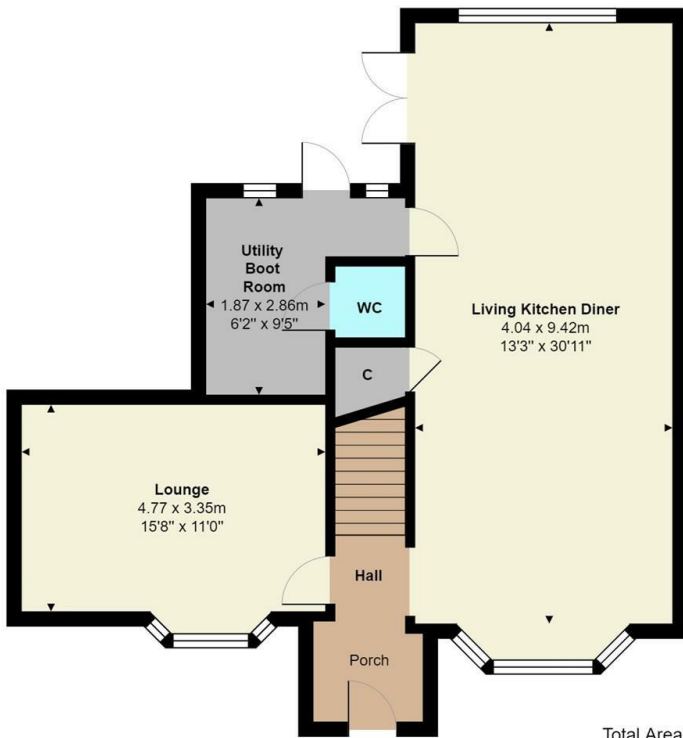
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Sandy Lane, Fillongley, Coventry





Total Area: 133.8 m² ... 1440 ft²

All measurements are approximate and for display purposes only

CONTACT

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