



5 Bedroom House - Semi-Detached
located on Clifford Bridge Road,
Coventry
£425,000

UP Estates



5



3



4



D

****SPACIOUS, EXTENDED, FIVE BEDROOM, THREE BATHROOM, FOUR RECEPTION ROOM FAMILY HOME ON THE SOUGHT AFTER CLIFFORD BRIDGE ROAD**** This beautifully presented, sizable semi-detached family home is now available for purchase! Viewing is essential to appreciate this home which briefly comprises; driveway, entrance hall, lounge, lobby, office, shower WC, games room, dining room, kitchen, private rear garden with large storage to the ground floor. On the first floor are five bedrooms, bedroom one boasting ensuite shower room, followed by the family bathroom. This property is ideally situated for access to a wide range of amenities, well regarded schools and the University Hospital.

LOCATION

The location - Clifford Bridge Road is located just off the Binley Road within easy access to the A444, Warwickshire shopping park, the A46 Coventry Eastern Bypass and connecting commuter routes. Local amenities include Morrisons Superstore at Binley (4 mins by car), TGI Fridays and B&Q Superstore. Sports facilities include the Alan Higgs Centre (2 miles) plus Copsewood Grange Golf Club and Copsewood RFC.

University Hospital is also only a short drive away. There are good bus routes running towards the hospital as well as into the city centre.

Many good schools serve the area. These include Clifford Bridge, St Gregory's and Richard Lee. For secondary schools there is Caludon Castle, Ernesford Grange and Bluecoat Academy.

FRONT ASPECT

An attractive, semi-detached family home with multi-car driveway and door into entrance hall.

ENTRANCE HALL

A welcoming entrance hall with doors leading to accommodation and stairs ascending to the first floor.

LOUNGE

18'9" x 21'1"

An impressively sized family lounge with double glazed bay windows to the front aspect, feature fireplace, central heated radiator and doors to lobby/hall.

LOBBY

With doors to accommodation & rear aspect.

OFFICE

6'6" x 9'11"

With central heated radiator and double glazed window.

£425,000

- HEAVILY EXTENDED SPACIOUS FAMILY HOME
- FIVE BEDROOMS, THREE BATHROOMS
- FOUR RECEPTION ROOMS
- PRIVATE GARDEN WITH LARGE STORAGE
- HIGHLY SOUGHT AFTER LOCATION SURROUNDED BY AMENITIES
- BEAUTIFULLY PRESENTED THROUGHOUT





SHOWER ROOM

Boasting jet shower unit, low level WC, hand wash basin mounted in vanity unit, opaque double glazed window and central heated radiator.

GAMES ROOM

10'1" x 16'9"

A versatile room currently utilized as a playroom, with double glazed window and central heated radiator.

DINING ROOM

15'4" x 14'2"

Having feature fireplace, door to the garden, central heated radiator and double doors opening to the kitchen.

KITCHEN

11'10" x 16'4"

Boasting a matching range of wall and base mounted units with work surfaces over, integrated dishwasher, inset sink with drainer and mixer tap, extractor, dual aspect double glazed windows and space/plumbing for further appliances.

REAR ASPECT

A private garden initially paved with stairs leading to the lawn, fenced boundary & large brick built garden store.

LANDING

With doors leading to accommodation and stairs descending from the ground floor.





BEDROOM ONE

12'7" x 10'5"

A double bedroom with integrated wardrobes, dressing table, double glazed window, door to ensuite and central heated radiator.

ENSUITE

Including walk in shower cubicle, low level WC, pedestal hand wash basin, central heated radiator and opaque double glazed window.

BEDROOM TWO

12'0" x 11'1"

A double bedroom with integrated wardrobes, double glazed window and central heated radiator.

BEDROOM THREE

12'0" x 9'9"

A double bedroom with integrated wardrobes, double glazed window and central heated radiator.

BEDROOM FOUR

10'2" x 10'5"

A double bedroom with integrated wardrobes, double glazed window and central heated radiator.

BEDROOM FIVE

7'11" x 6'8"

A good sized single bedroom with double glazed window and central heated radiator.

FAMILY BATHROOM

A large family bathroom being tiled throughout, paneled bath, hand wash basin mounted in vanity unit, low level WC, central heated radiator and opaque double glazed window.

DISCLAIMER

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.





Clifford Bridge Road, Binley, Coventry





Total Area: 196.0 m² ... 2109 ft²

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
 T: 024 7771 0780

