



**6 Bedroom House - Detached**  
**located on Osbaston Close,**  
**Coventry**  
**Offers Over £480,000**





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**\*\* NO CHAIN - HEAVILY EXTENDED SIX BEDROOM DETACHED FAMILY RESIDENCE ON SUBSTANTIAL PLOT - FOUR BATHROOMS & ENSUITE WC - CONVERTED SOUND PROOF MUSIC STUDIOS / OFFICE - SIZABLE MULTI FUNCTIONING PRIVATE GARDEN \*\*** Here is a unique opportunity to purchase this spacious home which is set within this sought after location. This extended property is well presented throughout and offers versatile living accommodation to create a really unique family home. The ground floor offers spacious living accommodation with a lounge/ diner, kitchen leading to a dining room, an extra reception room (which could be used as an annexe as it is self-contained) or a further bedroom and bathroom. The first floor offers four bedrooms and the principle bedroom is on the top floor. This property boasts an impressive shower room two en suites and two bathrooms. If you are looking for more space the property also has the added benefit of a sound proof studio as well as an office. The garden has two lawned areas, two separate decking areas, a seating area and an artificial grass shaded area. The property offers generous off road parking and the garden is accessed through secure gates to provide further off road parking. **VIEWING IS ESSENTIAL TO APPRECIATE ALL THAT THIS PROPERTY HAS ON OFFER.**

#### **FRONT APPROACH**

A detached property with multi-car driveway leading to the front porch and studio access

#### **PORCH**

With a door leading into the Hall.

#### **HALL**

With doors leading to the Lounge/Diner, Kitchen and stairs rising to the first floor.

#### **LOUNGE/DINER**

14'1" x 22'3" max

Impressive dual aspect 22ft long lounge/dining room with bay window and patio doors leading directly onto one of the decked garden areas.

#### **KITCHEN**

7'2" x 20'0"

An impressive country style fitted kitchen with solid butchers block wooden worktops trimmed with oak finishes and an instant boiling water tap.

#### **DINING ROOM**

7'6" x 9'6"

Having French Doors opening to the rear garden.

#### **BATHROOM**

Being fully tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated radiator with towel rail above and a double glazed opaque window.

#### **BEDROOM SIX**

8'2" x 15'8"

Having a central heated radiator and double glazed window to the front aspect, located on the ground floor essentially creating a self-contained annex.

Offers Over  
£480,000

- NO UPWARD CHAIN
- EXTENDED DETACHED RESIDENCE
- SUBSTANTIAL PLOT IN SOUGHT AFTER LOCATION
- 5/6 BEDROOMS, FOUR BATHROOMS AND ENSUITE WC
- MULTI-CAR DRIVEWAY & DOUBLE GATED SIDE ACCESS
- VIEWING IS ESSENTIAL





**STUDIO**

7'6" x 16'4"

Completing the ground floor is a large sound proof studio and separate home office which is externally accessed.

**LANDING**

With stairs rising from the ground floor, access to an airing cupboard and doors leading to accommodation, bathroom, shower room and stair leading to the second floor.

**BATHROOM**

Being fully tiled and having an enclosed steam shower, low level W/C, pedestal wash basin and a double glazed opaque window

**SHOWER ROOM**

Benefiting from a tiled shower cubicle

**BEDROOM TWO**

9'10" x 10'2"

Having a central heated radiator and double glazed window to the rear aspect, with door leading to ensuite, located on the first floor.

**ENSUITE**

Being fully tiled and having an enclosed steam shower, low level W/C and a pedestal wash basin.

**BEDROOM THREE**

9'6" x 11'1"

Having a central heated radiator and double glazed window to the front aspect, located on the first floor.



**BEDROOM FOUR**

8'2" x 12'5"

Having a central heated radiator and double glazed window to the rear aspect, located on the first floor.

**BEDROOM FIVE**

8'2" x 8'10"

Having a central heated radiator and double glazed window to the front aspect, located on the first floor.

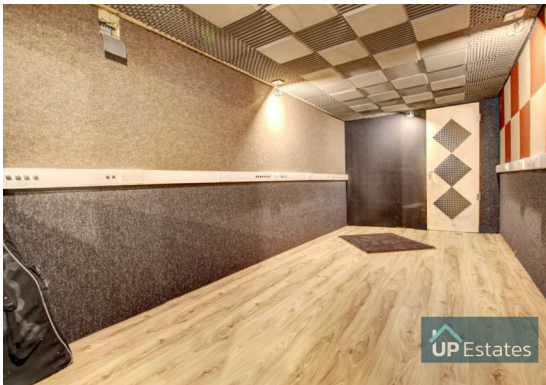
**LANDING**

With stairs rising from the first floor, access to a bedroom and loft room

**BEDROOM ONE**

10'5" x 10'9"

Having a central heated radiator and double glazed window to the rear aspect, with doors leading to ensuite and storage, located on the second floor.



**ENSUITE**

Benefits from have a low level W/C and pedestal wash basin

**GARDEN**

With two lawned areas, two large separate decking areas, a gravelled seating area around a mature ash tree and an artificial grass shaded area. There is a tiled roof BBQ decked area, a rockery and an allotment with various raised beds, a chicken house and another larger open shed which harvests 1000l of rain water and small pond.

**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.



Osbaston Close, Coventry





Total Area: 183.5 m<sup>2</sup> ... 1975 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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