



**4 Bedroom Bungalow - Detached**  
**located on Ainsbury Road,**  
**Coventry**  
**£725,000**

**UP Estates**





**\*\*NO CHAIN - EXTENDED, FOUR BEDROOM, FOUR RECEPTION ROOM DETACHED BUNGALOW - SPACIOUS WRAP AROUND GARDEN - OWNED SOLAR PANELS - MULTI-CAR DRIVEWAY - HIGHLY SOUGHT AFTER CANLEY GARDENS LOCATION\*\*** This beautifully presented, spacious bungalow is now available for purchase! Externally there is a multi-car driveway with double gated side access to the beautiful wrap around garden with gate leading to 'secret garden'. Internally boasts; porch, entrance hall, kitchen diner, games room, utility room, living room, WC, dining room, sun room, four good sized bedrooms, ensuite to bedroom one and the family bathroom. This property benefits from owned solar panels & is situated on the highly sought after Ainsbury Road, within walking distance of Earlsdon High Street & Canley Train Station. **THIS PROPERTY BENEFITS FROM NO CHAIN!**

**LOCATION**

Ainsbury Road is a delightful, leafy residential address of attractive and varied properties within easy walking distance of Canley Train Station, Earlsdon and The University of Warwick. The A45, a major link road to both Birmingham and the Midlands Motorway Network is found off Canley Road, only a short distance away.

Earlsdon is now widely considered to be the most desirable residential district in Coventry and in recent years the main shopping street has become a bustle of business and leisure activity. There are numerous restaurants, bistros and wine bars as well as a wide selection of independent retail outlets along the main street. Local amenities include Earlsdon Library, The Criterion Theatre, Hearsall Golf Club (just yards away from the house) and Beechwood Lawn Tennis Club.

Cannon Park Shopping Centre, with Tesco's, Boots and a wealth of retail outlets is again only a few minutes drive away.

Coventry Railway Station, with its London to Euston line taking just under 60 minutes is situated only one and a half miles away with Canley Station, which heads to Birmingham and Coventry, being even closer and only a few minutes walk away.

**FRONT ASPECT**

An attractive detached residence, with multi-car driveway for several vehicles, front gardens, double gated side access and door into porch.

**PORCH**

Having full length double glazed windows, door into entrance hall & double glazed window into kitchen.

**ENTRANCE HALL**

A welcoming entrance hall with doors leading to accommodation, central heated radiator and access to the loft.

**LOFT**

Benefiting from pull down ladders, boarding, light, power & storage.

£725,000

- NO CHAIN!!!
- DETACHED EXTENDED BUNGALOW
- FOUR RECEPTION ROOMS, FOUR BEDROOMS
- TWO BATHROOMS, UTILITY ROOM & WC
- SIZABLE WRAP AROUND PLOT & 'SECRET GARDEN'
- OWNED SOLAR PANELS & MULTI-CAR DRIVEWAY
- HIGHLY SOUGHT AFTER LOCATION





**KITCHEN DINER**

16'6" x 14'7"

Boasting a matching range of wall and base mounted units with work surfaces over, integrated gas hob, double oven, inset sink with drainer and mixer tap & extractor. Central heated radiator, dual aspect double glazed windows, space for furnishings and further appliances with double doors to the games room and door to utility.

**GAMES ROOM**

16'0" x 16'4"

Having two double glazed windows, inbuilt storage cupboards, central heated radiator and doors to the side aspect.

**UTILITY ROOM**

7'1" x 7'8"

Including a range of base mounted units, space and plumbing for appliances, inset sink with drainer/mixer tap, door to the side aspect, central heated radiator and double glazed window.

**LIVING ROOM**

14'7" x 17'1"

A lovely living room with feature fireplace, double glazed sliding doors to the sun room and central heated radiator.

**SUN ROOM**

21'3" x 11'8"

A large, bright room with a range of double glazed windows and double doors opening to the rear aspect.







**DINING ROOM**

8'8" x 13'3"

Having double doors opening to the living room, sliding doors to the sun room and a central heated radiator.

**WC**

With low level WC, pedestal hand wash basin, & opaque double glazed window.

**REAR ASPECT**

A beautiful, sunny & spacious wrap around private garden initially paved followed by lawn with fenced boundary and mature shrubbery. There are a range of seating area's, gated access to the 'secret garden' boasting views of a stream and mature woodland. There is also a useful storage shed with concrete base, gated side access, & large pergola.

**BEDROOM ONE**

13'3" x 13'5"

A good sized double bedroom with double glazed window, central heated radiator and integrated wardrobe storage with door into ensuite.

**ENSUITE**

4'11" x 7'0"

Benefiting from walk in shower cubicle, opaque double glazed window. central heated radiator, low level WC and hand wash basin mounted in vanity unit.

**BEDROOM TWO**

8'9" x 13'5"

A good sized double bedroom with double glazed window, central heated radiator and integrated wardrobe storage.

**BEDROOM THREE**

11'6" x 11'5"

A good sized double bedroom with double glazed bay window, central heated radiator and integrated wardrobe storage.

**BEDROOM FOUR**

8'9" x 8'5"

A single bedroom with double glazed window, central heated radiator and integrated wardrobe storage.



**BATHROOM**

4'11" x 9'0"

Being tiled throughout, having opaque double glazed window, central heated radiator, paneled bath with shower over, pedestal hand wash basin and low level WC.

**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 contact 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.







Ainsbury Road, Coventry







Total Area: 196.0 m<sup>2</sup> ... 2109 ft<sup>2</sup> (excluding wc)

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

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