



**4 Bedroom House - Detached**  
**located on Whitefield Close,**  
**Coventry**  
**£575,000**

 **UP Estates**





**\*\*BOTTOM OF A QUIET CUL DE SAC - SOUGHT AFTER LOCATION - GREAT REAR GARDEN - SPACIOUS - DOUBLE GARAGE WITH SEPERATE SPACIOUS BRICK OFFICE TO REAR\*\*** Located on this very well regarded street in Westwood Heath, and occupying a lovely plot, this property boasts over 1650 sq ft of accommodation. Being on the right side of Coventry for ease of commute to Warwick University, Birmingham Airport, public transport links and a host of amenities nearby. Viewing is essential to appreciate this property which in brief comprises; multi-car driveway, double garage and office, porch and entrance hall, lounge, dining room, kitchen breakfast room, utility, WC, and sizable impressive and private rear garden all to the ground floor. On the first floor off of the spacious landing, bedroom one boasting ensuite, bedroom two, bedroom three, bedroom four, family bathroom.

#### **PORCH & ENTRANCE HALLWAY**

The porch provides entry into the hallway, offering access to the ground floor WC and stairs leading to the first floor.

#### **LOUNGE**

23'7" x 10'9"

The generously proportioned lounge area features a central heating radiator, a double-glazed window, and a featured fireplace.

#### **DINING ROOM**

13'10" x 8'5"

Featuring a central heating radiator, a double-glazed window, and abundant space for family dining, accommodating a table and chairs.

#### **KITCHEN/BREAKFAST ROOM**

15'5" x 8'5"

Incorporating a coordinated selection of wall and base units topped with roll-top work surfaces, a stainless steel sink equipped with a mixer tap, and integrated Double Oven, Microwave, Fridge, Freezer and Dishwasher, with Induction Hob, and additional room for a breakfast table and chairs and doors leading to the utility.

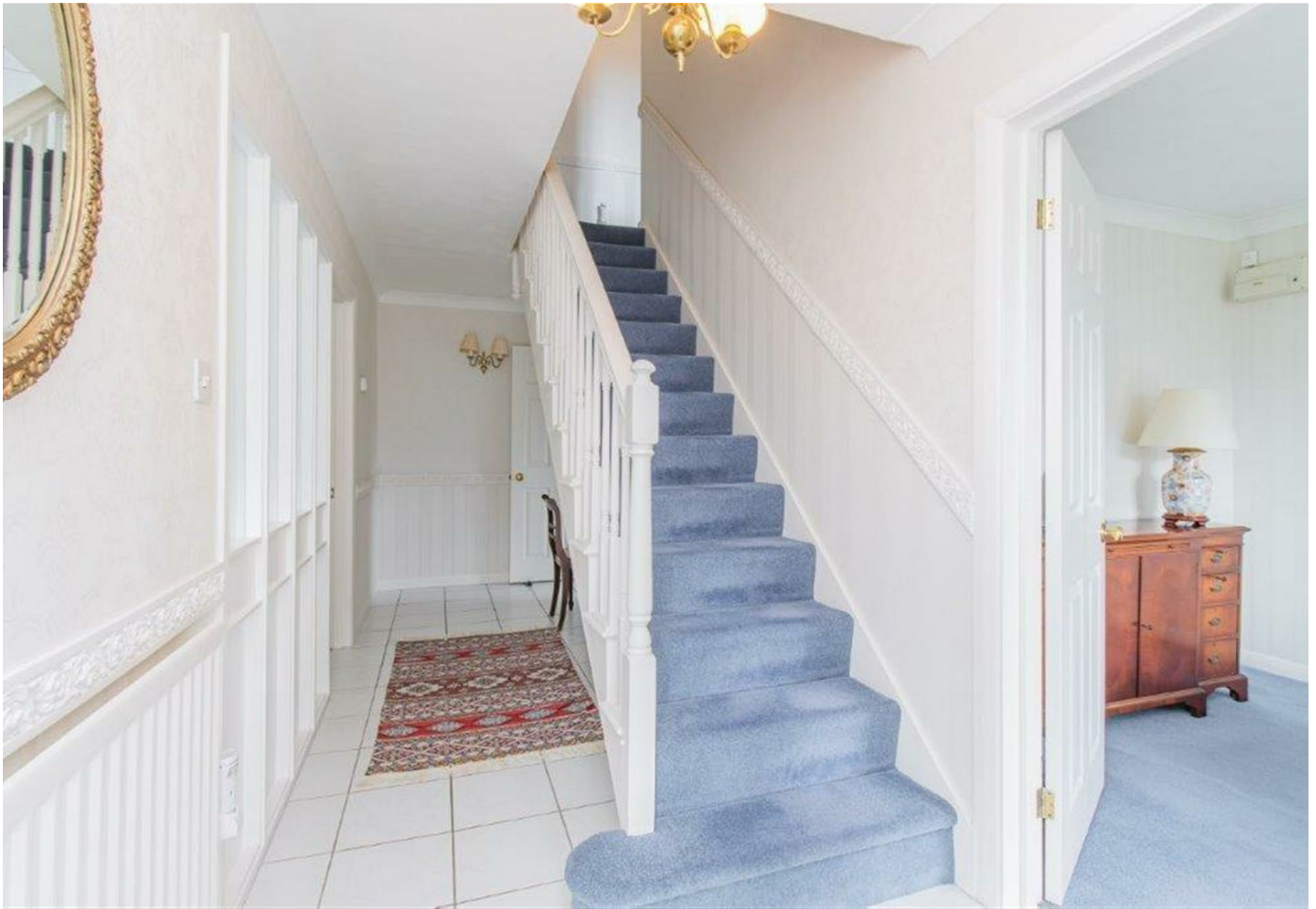
#### **UTILITY**

Featuring both wall and base mounted units, along with a stainless steel sink accompanied by a mixer tap, ample space and plumbing for a washing machine, and doors providing access to the garden.

£575,000

- IMPRESSIVE DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- QUIET CUL DE SAC - FANTASTIC GARDEN
- FOUR BEDROOMS
- ENSUITE, SHOWER ROOM AND WC
- DOUBLE GARAGE & SEPERATE BRICK OFFICE
- TWO PROPER RECEPTION ROOMS





#### **WC**

Benefiting from a , low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.

#### **LANDING**

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

#### **BEDROOM ONE**

13'10" x 13'5"

Spacious first bedroom having a central heated radiator and double glazed window to the front aspect and integrated wardrobes.

#### **ENSUITE**

Featuring a fully tiled shower cubicle, a low-level W/C, a pedestal washbasin, a central heated towel rail, and an opaque double-glazed window.

#### **BEDROOM TWO**

12'4" x 8'7"

Good sized bedroom having a central heated radiator and double glazed window to the front aspect and integrated wardrobes.





### **BEDROOM THREE**

10'0" x 9'8"

Having a central heated radiator and double glazed window to the rear aspect.

### **BEDROOM FOUR**

9'8" x 6'5"

Having a central heated radiator and double glazed window to the rear aspect.

### **BATHROOM**

Fully tiled and equipped with a bath featuring a shower overhead, a low-level W/C, a pedestal washbasin, a tiled shower cubicle enclosed with a glass cover, a central heated towel rail, and a double-glazed opaque window.



### **DOUBLE GARAGE**

16'9" x 15'10"

Large double garage having lighting and an electric up-and-over door.

### **OFFICE**

14'7" x 8'9"

Spacious office space with abundant room for a desk and chair, equipped with a central heating radiator, and featuring double-glazed windows that allow ample natural light.

### **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.

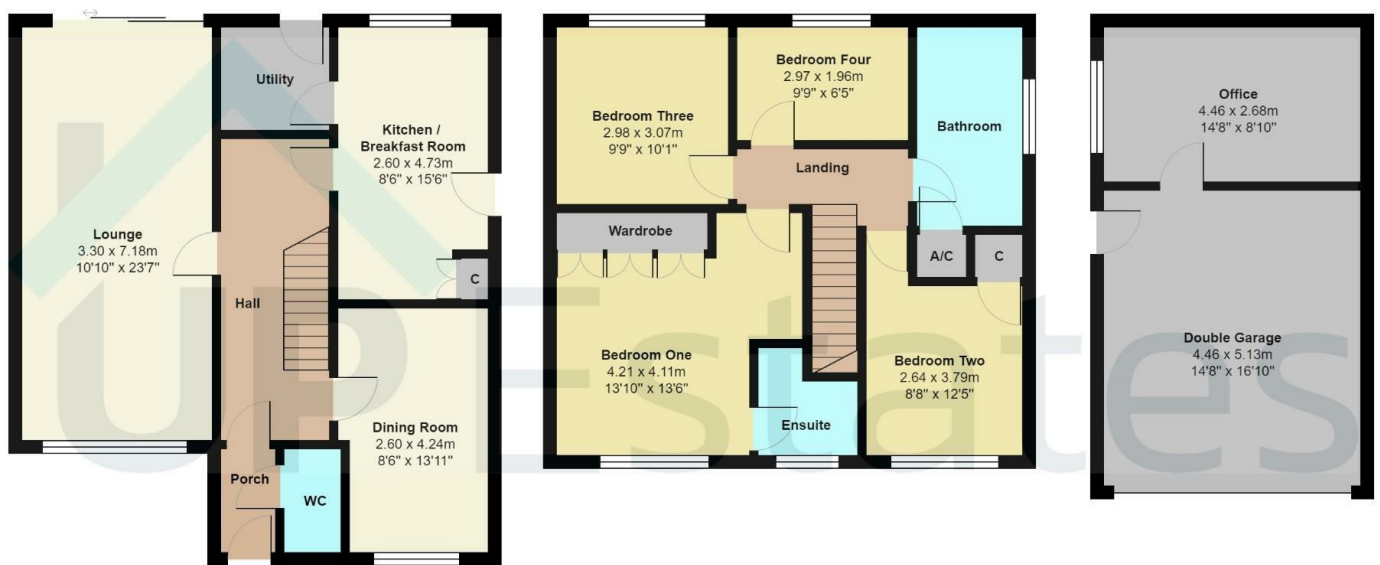
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Whitefield Close, Coventry





Total Area: 163.0 m<sup>2</sup> ... 1755 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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