



**4 Bedroom House - Detached**  
**located on Frankwell Drive,**  
**Coventry**  
**£360,000**

**UP Estates**



**\*\*EXTENDED, DETACHED FAMILY HOME - FANTASTIC GARDEN ROOM/BAR - BATH & SHOWER ROOM PLUS WC - MULTI-CAR DRIVEWAY & GARAGE - POPULAR LOCATION - WELL PRESENTED THROUGHOUT!\*\***

This is a fantastic opportunity to purchase a detached, extended family home on Frankwell Drive, surrounded by amenities and transport links. This property very briefly comprises; multi-car driveway, porch, entrance hall, living room, dining room, kitchen, lobby with access to WC, utility cbd, garage, fourth bedroom, private garden leading to garden room/pub all to the ground floor. On the first floor off of the landing are three further double bedrooms and the family bath/shower room. Viewing is essential, call now to secure an appointment!

#### **LOCATION**

The location is incredibly convenient for the M6 motorway via Hinckley Road. Two local secondary schools are positioned at the end of the street, whereas primary schools can be reached in a few minutes by foot.

Another notable landmark is University Hospital Coventry & Warwickshire which is within easy access.

#### **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

**£360,000**

- EXTENDED DETACHED FAMILY HOME
- IMPRESSIVE GARDEN ROOM/PUB WITH POWER, LIGHT & INTERNET
- EXTENDED FOURTH BEDROOM ON GROUND FLOOR
- WC & BATH/SHOWER ROOM
- GARAGE & MULTI-CAR DRIVEWAY
- TWO RECEPTION ROOMS
- FANTASTIC LOCATION
- COUNCIL TAX BAND C





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.





Frankwell Drive, Coventry





Total Area: 124.8 m<sup>2</sup> ... 1344 ft<sup>2</sup> (excluding garden room / bar with power, electric & internet)  
 All measurements are approximate and for display purposes only

## CONTACT

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