



**4 Bedroom House - Semi-Detached**  
**located on Hinckley Road, Coventry**  
**£390,000**

**UP Estates**



**\*\*CHECK OUT THE FLOORPLAN!!! - HEAVILY EXTENDED FOUR BEDROOM, TWO BATHROOM SEMI-DETACHED FAMILY HOME - WC, ENSUITE & FAMILY BATHROOM - PART CONVERTED GARDEN OFFICE WITH POWER/ELECTRIC AND AND GARAGE STORE - STUNNING SIZABLE GARDEN\*\*** This immaculately presented, heavily extended, four bedroom semi-detached family home on the sought after Hinckley Road is now available for purchase! Viewing is essential to appreciate this property which very briefly comprises; multi-car driveway, porch, entrance hall, living room flow through dining room, kitchen, sun room, WC, sizable private garden and part converted garage into office/garden room with power and storage all to the ground floor. On the first floor off of the landing are three bedrooms, the family bathroom and stairs rising to the converted loft boasting ensuite shower room and a further large bedroom. Hinckley Road combines contemporary living with a welcoming community atmosphere. With excellent road links, local shops and supermarkets, schools, a nearby health club, and walking distance to the University Hospital, this location offers convenience and comfort for modern living. With its generous proportions, practical layout, and charming outdoor space, this property in Walsgrave presents an ideal opportunity for comfortable family living.

#### **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.

£390,000

- HEAVILY EXTENDED FAMILY HOME
- FOUR BEDROOMS
- TWO BATHROOMS & WC
- GARDEN OFFICE WITH POWER/GARAGE STORE
- SOUGHT AFTER LOCATION
- SIZABLE PRIVATE GARDEN WITH MATURE SHRUBBERY





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







Hinckley Road, Coventry





Total Area: 132.9 m<sup>2</sup> .... 1430 ft<sup>2</sup> (excluding garden room / office with power / electric, store)

All measurements are approximate and for display purposes only

## CONTACT

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