



4 Bedroom House - Detached
located on Horsford Road, Coventry
£340,000



****SPACIOUS DETACHED PROPERTY ~ FOUR WELL PROPORTIONED BEDROOMS ~ POPULAR CUL-DE-SAC LOCATION ~ WC & MODERN FAMILY BATHROOM****

This beautifully presented detached family home that is ideally positioned towards the end of this quiet residential cul-de-sac is now available for purchase!

The accommodation briefly comprises Entrance Hall, Cloakroom with WC, spacious Living Room with feature fireplace and Dining Area, Kitchen with integrated appliances. To the first floor there are four very well proportioned bedrooms, Bedroom One includes a range of built in bedroom furniture. There is also a modern Family Bathroom just off the sizable landing.

Outside there is direct vehicular access to a double width block paved Driveway and an Integral Garage. To the rear there is a very well cared for Garden that enjoys a sunny aspect with a lawn and patio area.



LOCATION

Horsford Road is a quiet cul-de-sac located just off Black Prince Avenue in a convenient position for access to Cheylesmore shopping parades, Coventry Railway Station and the town centre.

Also near David Lloyd Virgin Active Health & Racquets Club offering indoor Tennis, Squash, Badminton, Gym, Swimming Pool & Spa, as well as Beauty Treatment. The area is perfectly sited for access to the A46 southbound towards Leamington, Warwick and the M40, as well as the A45 towards Rugby.

The property is also in the catchment area for the well regarded Whitley Academy.

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

£340,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- WC & FAMILY BATHROOM
- SUNNY PRIVATE GARDEN
- QUIET CUL DE SAC LOCATION
- DRIVEWAY & GARAGE



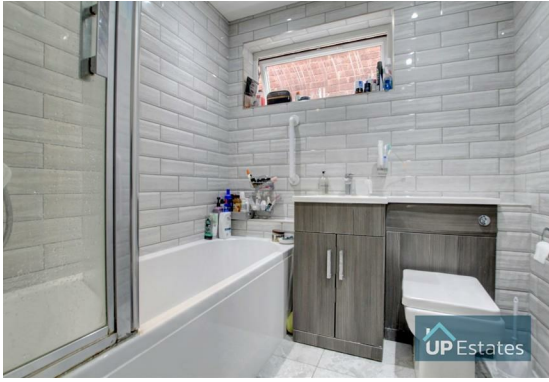


their operating ability or efficiency is given.

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.



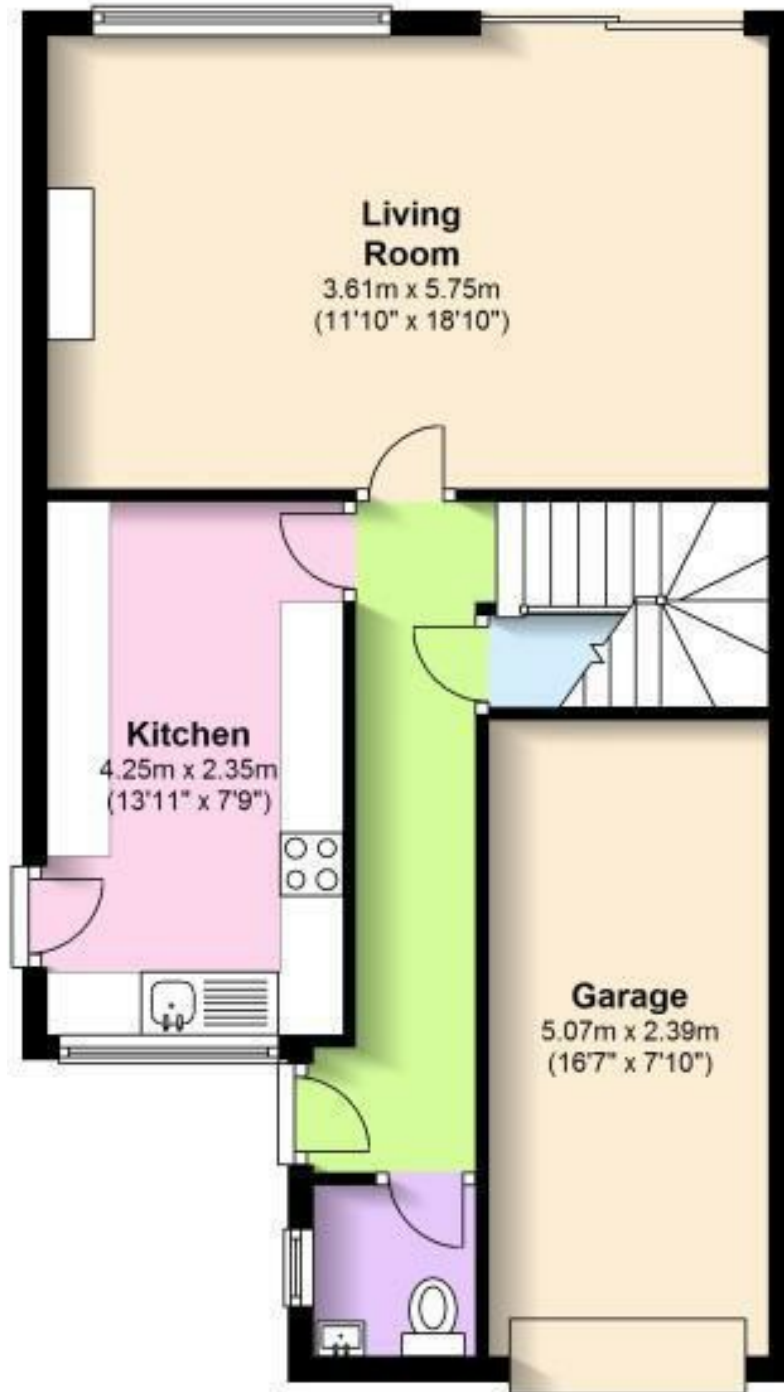


Horsford Road, Coventry



Ground Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



CONTACT

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