



4 Bedroom House - Semi-Detached
located on Blackhorse Road,
Coventry
£425,000

UP Estates



****EXTENDED SPACIOUS SEMI DETACHED FAMILY HOME **FOUR BEDROOMS**
****THREE RECEPTION ROOMS** BEDROOM ONE WITH ENSUITE**GENEROUS REAR GARDEN WITH OUTBUILDING**** This beautifully maintained four-bedroom semi-detached home offers over 2,000 sqft of living space and has been substantially extended and carefully looked after by the current owners. Conveniently located near the A444 and M6 motorways, it features double glazing and gas central heating with part underfloor heating. The ground floor includes an inviting entrance hall, a large lounge, a separate sitting room, and a generous open-plan kitchen diner. There's also a separate dining room, a utility room, and a shower room. To the first floor there are four bedrooms, with bedroom one featuring an ensuite bathroom, plus a family bathroom. The property also benefits from a loft room for additional storage. Externally, there is a garage and large versatile outbuilding and a front driveway and a fully enclosed rear garden with side access. CALL NOW TO VIEW!!!**

Front Approach

Well maintained paved driveway offering parking for multiple vehicles and access to the garage.

Hall

Bright Hallway with stairs ascending to the first floor and doors leading to the Living room and Kitchen.

Living Room

11'1" x 28'6"

Spacious lounge area with underfloor heating, featuring spotlights and glazed doors that open to the dining room.

Sitting Room

10'9" x 23'6" max

Generously sized sitting room with a traditional central fireplace and ample space for family seating. It features a double-glazed window, centrally heated radiators, and doors leading to kitchen/diner.

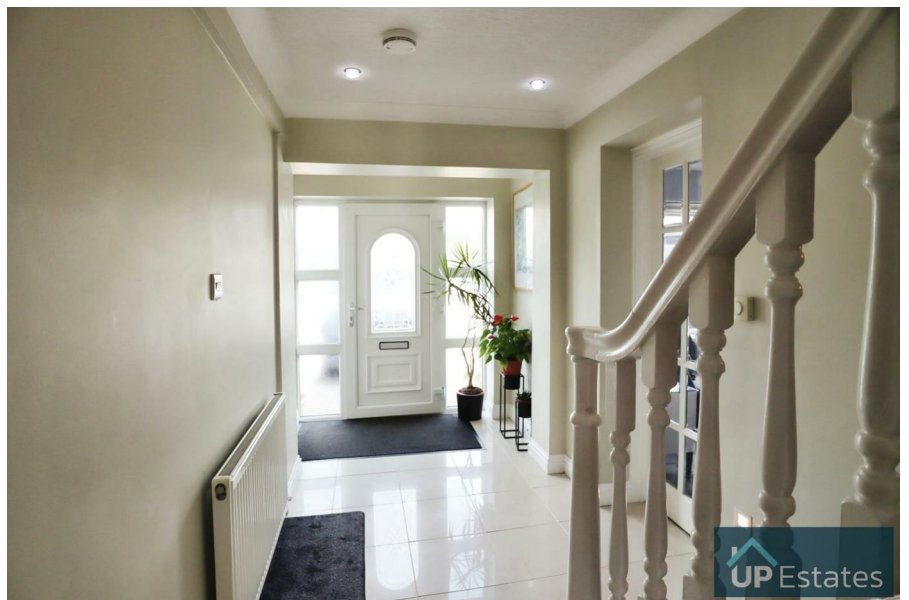
Kitchen/Diner

19'0" x 11'5"

The kitchen includes a matching range of real oak wall and base-mounted units with roll-top polished black granite work surfaces, a stainless steel sink with a drainer and mixer tap, and an open-plan layout with a central island featuring an integrated stove and extractor fan and breakfast area/ seating. It also has an integrated oven and microwave, complemented by stylish wooden cabinets, underfloor heating and doors leading to the garden.

£425,000

- OVER 2,000 SQFT WITH VERSATILE OUTBUILDING
- THREE RECEPTION ROOMS PLUS A KITCHEN/ DINER
- FOUR BEDROOMS
- THREE BATHROOMS
- SUBSTANTIALLY EXTENDED
- LANDSCAPED REAR GARDEN





Utility

Equipped with wall and base-mounted units, space and plumbing for a washing machine and doors leading to the shower room. Additionally, it includes space for integral storage.

Shower Room

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

Dining Room

8'10" x 11'5"

Dining room offering plenty of space for family dining, underfloor heating with double-glazed doors that also lead to the garden.

Landing

Stairs ascend from the ground floor, providing access to a storage cupboard and doors leading to the bedrooms..

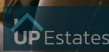
Bedroom One

11'1" x 23'2"

Having a central heated radiator and double glazed window to the front and rear aspect, dressing area and door leading to the ensuite.

Ensuite

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





Bedroom Two

9'11" x 10'9"

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

Bedroom Three

9'11" x 11'11"

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

Bedroom Four

6'10" x 8'6"

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

Bathroom

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

Loft Room

16'11" x 11'3"

Generously sized loft space featuring two skylights.

Workshop/Outbuilding

14'0" x 24'11"

Spacious outbuilding currently utilised as a workshop and gym, equipped with cabinets and worktops with full electrics, water supply and drainage.

Garage

8'2" x 20'11"

Having power and lighting and an up-and-over door.

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 contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

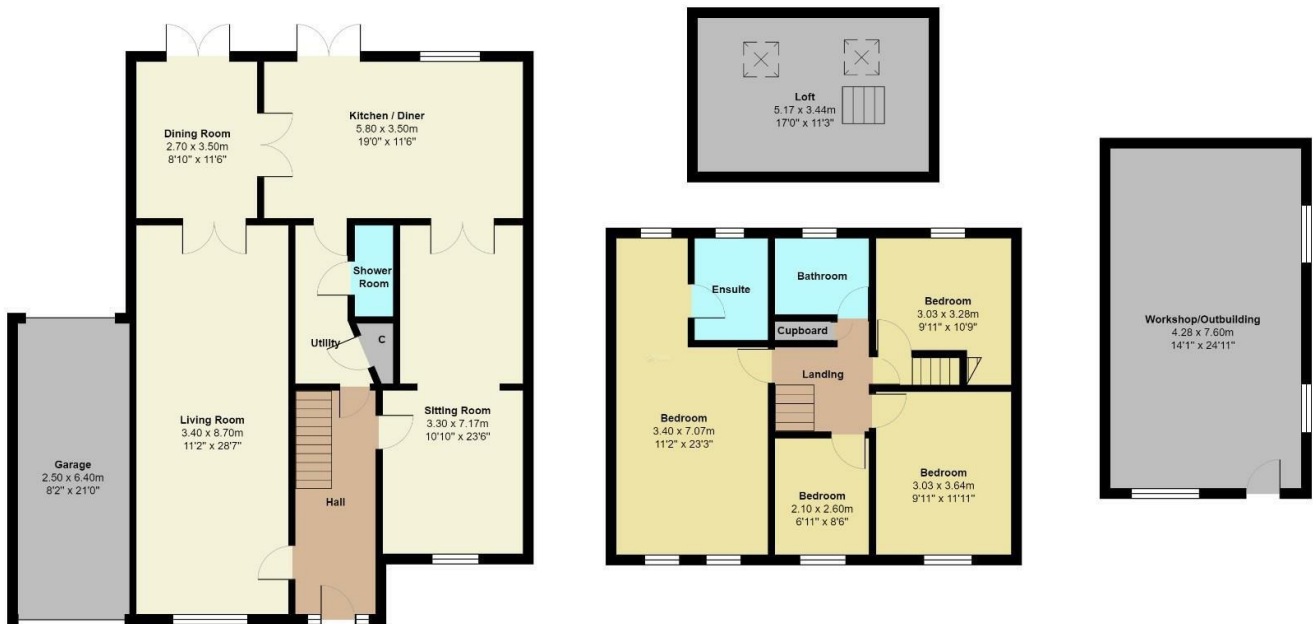
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Blackhorse Road, Longford, Coventry





Total Area: 182.5 m² ... 1964 ft² (excluding loft, workshop/outbuilding)

All measurements are approximate and for display purposes only

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