



**4 Bedroom House - Semi-Detached**  
**located on Clifford Bridge Road,**  
**Coventry**  
**£349,000**

**UP Estates**





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**\*\*EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME - CONVERTED GARDEN ROOM & STORE - SPACIOUS PRIVATE GARDEN WITH ALLOTMENT AREA - MULTI-CAR DRIVEWAY - POPULAR LOCATION NEAR UNIVERSITY HOSPITAL - BOILER CIRCA 3 YEARS OLD\*\*** This is an exceptional opportunity to purchase a spacious, characterful, heavily extended four bedroom family home on the sought after Clifford Bridge Road. Viewing is essential to appreciate this property which very briefly comprises; multi-car driveway, entrance hall, WC, open plan lounge diner, sun room, kitchen diner, converted garage to garden room with power/internet, storage to the rear and impressive sizable, mature garden all to the ground floor. On the first floor off of the landing are four bedrooms and the family bathroom. This property boasts a range of characterful features including wooden beams & feature fireplace. Call now to view!

#### LOCATION

Situated within close proximity of The University Hospital and popular local schooling, this convenient address in Binley also provides easy access to the A46, M69 & M6.

Binley has always been a popular residential location as well as being an attractive one for investment.

Caludon Castle secondary school, Ravensdale, Richard Lee, Wyken Croft, Clifford Bridge Primary and St Gregorys Primary school are all within walking distance.

Binley and Wyken also boasts a number of local parks, amenities and shopping areas with local shops as well as larger superstores within close proximity.

For those enjoying the great outdoors, Coombe Abbey, Wyken Croft Nature Park, Caludon Castle Park and the River Sowe are all there to enjoy.

#### 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.

£349,000

- FOUR BEDROOM SEMI-DETACHED HOME
- GARDEN ROOM WITH POWER/INTERNET & STORAGE
- COMBI BOILER CIRCA 3 YEARS OLD
- SIZABLE PRIVATE GARDEN
- SOUGHT AFTER LOCATION SURROUNDED BY AMENITIES
- WC & FAMILY BATHROOM
- COUNCIL TAX BAND B
- OPEN PLAN LOUNGE DINER





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.







Clifford Bridge Road, Coventry





Total Area: 119.8 m<sup>2</sup> ... 1289 ft<sup>2</sup> (excluding garden room with power & internet, store)

## CONTACT

Up Estates  
 6 Orchard Court  
 Binley Business Park  
 Coventry  
 Warwickshire  
 CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

