



**3 Bedroom House - Detached**  
**located on Polperro Drive, Coventry**  
**Offers Over £390,000**

**UP Estates**



**\*\*INCREDIBLY PRIVATE, MATURE GARDEN - EXTENDED DETACHED FAMILY HOME - TUCKED AWAY IN QUIET CUL DE SAC - THREE GOOD SIZED BEDROOMS\*\*** This is an exceptional opportunity to purchase a beautifully presented, three bedroom detached family home in Polperro Drive, Allesley Green. Viewing is essential to appreciate this property which very briefly comprises; driveway, garage store with office area, storm porch, entrance hall, WC, living room, kitchen diner, sun room, utility room and a stunning oasis of a garden boasting mature shrubs and ample privacy all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the family bathroom.

#### LOCATION

A fantastic setting while this home is tucked away in a quiet cul de sac, it maintains easy accessibility to key destinations.

Allesley Green is one of the most popular suburbs in Coventry and the area is well served by local schools including Finham Park 2, West Coventry Academy, and Park Hill Primary school.

There are local shops available within easy walking distance and Allesley Park is a short jaunt away. By car, the area is well served by both Canley Retail Park, Cannon Park Shopping Centre, and Sainsbury's Supermarket.

The A45 trunk road is a short distance away leading onto the area's network of commuter roads. Birmingham is easily accessible being only a 30-minute journey by car, with Birmingham Airport just 11 minutes away. (Travel times sourced from Google Maps and may vary).

An ideal, safe and convenient family location within a quiet cul de sac with amenities and schooling within easy reach.

## Offers Over £390,000

- EXTENDED DETACHED FAMILY HOME
- STUNNING WRAP AROUND MATURE & PRIVATE GARDEN
- TUCKED AWAY IN A QUIET CUL DE SAC
- UTILITY ROOM, WC & FAMILY BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION SURROUNDED BY AMENITIES/TRANSPORT LINKS





#### **PROPERTY INFORMATION SUMMARY**

Council Tax Band: D  
Local Authority: Coventry  
Tenure: Freehold  
Maintenance or Service Charges: N/A  
EPC Certificate Rating: D  
Approx. Total Floor Area: 1177.00 sqft  
Heating System: Gas Central Heating

#### **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.

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





Polperro Drive, Coventry





Total Area: 109.4 m<sup>2</sup> ... 1177 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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