

3 Bedroom Bungalow - Detached
located on Foxton Road, Coventry
£375,000

UP Estates



****CHECK OUT THE FLOORPLAN! - RENOVATED OVER THE LAST 5 YRS - HEAVILY EXTENDED, SPACIOUS THREE DOUBLE BEDROOM, TWO BATHROOM DETACHED DORMER BUNGALOW - GAMES ROOM/BAR TO THE REAR - GARDEN ROOM/GYM WITH SEPARATE STORE**** This is an incredible opportunity to purchase a sizable, beautifully presented, extended detached dormer bungalow. Viewing is essential to appreciate the quality and size of this fantastic home which very briefly comprises; porch, entrance hall, living room, open plan living/kitchen/diner, shower room/WC & two double bedrooms to the ground floor. Externally there is a multi-car driveway to the front and the rear aspect boasts a private low maintenance yet meticulously designed south facing garden, with a range of seating areas, impressive games room/bar and converted garage to gym & storage. On the first floor there is a further sizable double bedroom with walk in wardrobe & ensuite shower room! This property benefits from a plethora of added features, to name a few; underfloor heating individually controlled throughout the ground floor, hard wired internet & fuse board in the bar, stunning feature sky lantern, full width bi-folding doors, feature inset fireplace in media wall, hard wired CCTV surrounding. Plus integrated appliances in the kitchen; Oven, Fridge Freezer, Microwave, Induction Hob, Hot Water Tap & Central Breakfast Island. CALL NOW TO SECURE A VIEWING!

LOCATION

Situated on the eastern side of Coventry, Ernesford Grange is located conveniently for the A46 Coventry Eastern Bypass and connecting commuter routes.

A wide range of local amenities include the large Morrisons Superstore at Binley (6 mins by car), TGI Fridays and B&Q Superstore. Sports facilities include the Alan Higgs Centre (1 mile) plus Copsewood Grange Golf Club and Copsewood RFC.

University Hospital is around 2 miles away or 9 minutes by car. There are regular bus routes close by running to the hospital.

Ernesford Grange Academy & Ernesford Grange Primary are within easy walking distance.

[All distances and journey times are sourced from GoogleMaps and may vary]

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.

£375,000

- RENOVATED & HEAVILY EXTENDED DETACHED HOME
- LARGE GAMES ROOM/PUB & GYM WITH STORE
- OPEN PLAN LIVING KITCHEN DINER WITH FEATURE SKYLANTERN
- THREE DOUBLE BEDROOMS, TWO BATHROOMS, ONE WALK-IN-WARDROBE
- FANTASTIC LOCATION SURROUNDED BY AMENITIES/TRANSPORT LINKS
- STUNNING SOUTH FACING PRIVATE GARDEN





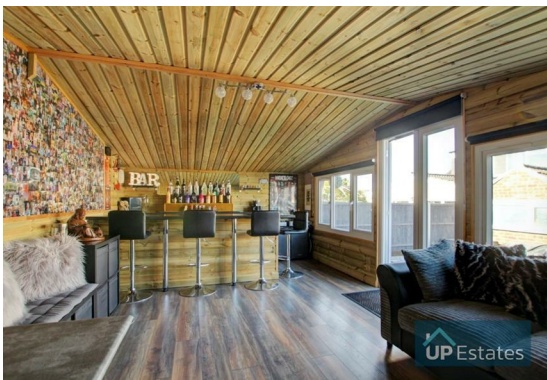
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.





Foxton Road, Binley, Coventry





Total Area: 117.3 m² ... 1263 ft² (excluding garden room / gym, store, games room / bar)

All measurements are approximate and for display purposes only

CONTACT

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

E: enquiries@upstates.co.uk
 T: 024 7771 0780

