



4 Bedroom House - Semi-Detached
located on Newby Close, Coventry
£374,000

UP Estates



4



1



2



D

****NO CHAIN - TWO STOREY EXTENDED, FOUR BEDROOM FAMILY HOME - BEAUTIFUL SPACIOUS GARDEN - MULTI-CAR DRIVEWAY & GARAGE - SOUGHT AFTER LOCATION TUCKED AWAY IN CUL-DE-SAC - WC, UTILITY ROOM & FAMILY BATHROOM**** This is an exceptional opportunity to purchase a heavily extended, four bedroom semi-detached family home tucked away in Newby Close, Stivichall. Viewing is essential to appreciate this family home which very briefly comprises; multi-car driveway, porch, hall, dining room, living room, kitchen, utility room, WC, garage with power/light and sizable mature private garden all to the ground floor. On the first floor off of the landing are four good sized bedrooms and the family bathroom. This property benefits from no forward chain!

LOCATION

Stivichall is one of Coventry's most sought after districts and is conveniently located for the A45 and A46 Trunk Roads, Coventry Railway Station and the city-centre. Local shops in numerous locations can be found within walking distance of the home.

Nearby secondary schools include King Henry VIII, Whitley Academy, Bluecoat and Finham Park. For juniors there is Manor Park Primary school, King Henry VIII, Grange Farm and Stivichall Primary. There are also two local golf courses to choose from (Finham & Hearsall) both of which are well kept private members clubs.

£374,000

- NO FORWARD CHAIN
- TWO STOREY EXTENDED FAMILY HOME
- WC, UTILITY & BATHROOM
- FOUR GOOD SIZED BEDROOMS
- SPACIOUS MATURE GARDEN
- MULTI-CAR DRIVEWAY & GARAGE WITH POWER/LIGHT





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: 1120.00 sqft

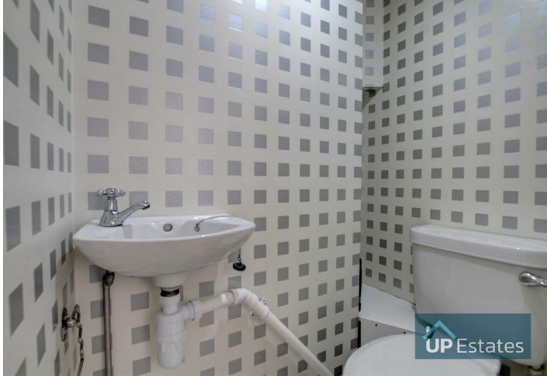
Heating System: Gas Central Heating

Boiler Age: 1963

Consumer Unit/ Fuse Box Location: Understairs Cupboard

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.





Newby Close, Coventry





Total Area: 104.0 m² ... 1120 ft² (excluding garage with power & light)

All measurements are approximate and for display purposes only

CONTACT

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