



**4 Bedroom House - Detached**  
**located on Blue Wood Avenue,**  
**Coventry**  
**£360,000**

**UP Estates**





**\*\*LARGE PLOT - IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOME - GARAGE & DRIVEWAY\*\*** Welcome to this fantastic property on Blue Wood Avenue in Coventry. The downstairs of this property briefly consists of an entrance hall, a downstairs WC, a utility room, a kitchen / diner and a family living room. The upstairs holds a landing, a family bathroom, 4 bedrooms including one with an en-suite. Outside there is a long, detached driveway complete with a garage.

This property boasts a large plot with a spacious, non-overlooked garden. It is immaculately presented and has been cared for tremendously throughout its lifetime. With a magnitude of space and functional rooms within this property, it's the perfect home for anyone looking to upsize or find their new forever home.

The area has links to major roads that take you through Coventry and beyond with ease. There are plenty of amenities in the immediate area, including major supermarkets, doctors surgeries, vast sport centres and much more. The property is a short walk away from natural countryside walks that bring you alongside the river Sowe.

Do not miss an opportunity to view this beautiful home, and contact Up Estates today to secure a viewing!

#### **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.



£360,000

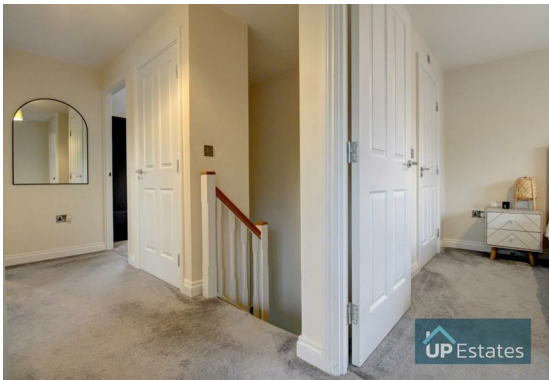
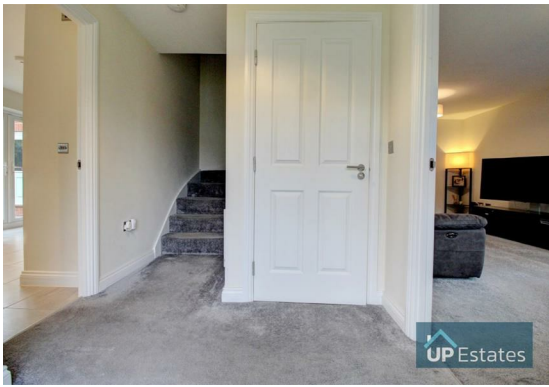
- LARGE PLOT
- FANTASTIC DETACHED PROPERTY
- SEPERATE DRIVEWAY AND GARAGE
- IMMACULATELY PRESENTED
- SPACIOUS, PRIVATE GARDEN
- LINKS TO MAJOR ROADS
- AREA PLENTIFUL IN AMENITIES
- UTILITY, ENSUITE, WC AND BATHROOM



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









Blue Wood Avenue, Coventry







Total Area: 105.4 m<sup>2</sup> ... 1135 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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