



**4 Bedroom House - Semi-Detached**  
**located on Modbury Close,**  
**Coventry**  
**Offers Over £340,000**

**UP Estates**





Offers Over  
£340,000

- NO FORWARD CHAIN
- FOUR BEDROOMS
- SOUTH EAST FACING SPACIOUS GARDEN
- GARAGE WITH POWER/LIGHT & INSPECTION PIT
- SPACIOUS FAMILY LIVING
- POPULAR LOCATION IN QUIET CUL DE SAC

**\*\*NO FORWARD CHAIN - SIZABLE PLOT WITH SOUTH/EAST-FACING GARDEN - GARAGE WITH POWER/LIGHT & INSPECTION PIT - FOUR BEDROOMS - SPACIOUS LOUNGE - SOUGHT AFTER LOCATION IN QUIET CUL-DE-SAC\*\***

Located in a peaceful and sought-after cul-de-sac in the heart of Styvechale, this well-proportioned four-bedroom semi-detached home offers an exciting opportunity for buyers seeking space, potential, and a great location. Recently fitted with new carpets and freshly painted throughout, the property is ready to move into while offering scope for further modernisation and personal touches.

The ground floor features a spacious lounge leading into a dining area and kitchen, creating a comfortable flow ideal for everyday living. From here, doors open out to a sizable south-east facing rear garden—perfect for gardening, entertaining, or family life. A real bonus is the detached garage, equipped with power, lighting, and an inspection pit, making it ideal for storage or hobby use.

Upstairs, the first floor offers three good-sized bedrooms and a family bathroom, with a further loft conversion providing a fourth bedroom or flexible additional space.

Styvechale is a highly regarded area, popular with families and commuters alike. Residents enjoy easy access to War Memorial Park, Finham Park School, Grange Farm Primary School, and strong transport links via the A45, A46, and Coventry city centre, all just a short drive away.

With its generous plot, garage amenities, and no onward chain, this home presents a wonderful opportunity in a well-established neighbourhood with great potential to improve or extend in future (subject to planning).

## LOCATION

This fantastic home is well placed, being within easy reach of Finham Park School, having excellent access to the A45 dual carriageway and also within close proximity of popular local primary schools, a range of amenities, the War Memorial Park, Coventry train station and access to the City Centre.

## PROPERTY INFORMATION SUMMARY

Council Tax Band: D

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 1311.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2021

Consumer Unit/ Fuse Box Location: Hall

## 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.







Modbury Close, Coventry





Total Area: 121.8 m<sup>2</sup> ... 1311 ft<sup>2</sup> (excluding garage with power & light)  
 All measurements are approximate and for display purposes only

## CONTACT

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