



**4 Bedroom House - Detached**  
**located on Grasscroft Drive,**  
**Coventry**  
**Offers Over £320,000**

**UP Estates**





## Offers Over £320,000

- WRAP AROUND CORNER PLOT WITH GRANTED PLANNING PERMISSION
- FOUR/FIVE BEDROOMS
- NO FORWARD CHAIN
- POPULAR LOCATION NEAR AMENITIES
- DETACHED FAMILY HOME OR INVESTMENT PROPERTY
- COUNCIL TAX BAND D

**\*\* FANTASTIC CORNER PLOT WITH GRANTED PLANNING FOR TWO STOREY SIDE & REAR EXTENSIONS - FOUR/FIVE BEDROOMS - DETACHED HOME - GARAGE (Detached from the property) & DRIVE - NO FORWARD CHAIN \*\***

This is a fantastic opportunity to purchase a spacious and versatile detached four/five-bedroom home on Grasscroft Drive, situated on a generous wrap-around corner plot. The property offers excellent potential to be transformed into a wonderful long-term family home, with ample space for modern family living and the possibility of future expansion.

The current layout provides a welcoming entrance hall, WC, a bright and airy lounge/diner, a separate sitting room (which could serve as a fifth bedroom or home office), and a sizable mature garden that wraps around the property. The first floor features four well-proportioned bedrooms and a family bathroom, offering plenty of space for a growing family.

With granted planning permission as of 16/09/2024 for substantial two-storey side and rear extensions, this home has the scope to be significantly enhanced, whether by creating a large open-plan kitchen/dining/living area, additional bedrooms, or even a home gym or office space.

Located in a sought-after residential area with excellent local schools, parks, and amenities nearby, this home is perfect for families looking for space, comfort, and future potential.

We have been advised by the current owner that the property is currently being used as a 5 bed HMO, and the licence has been applied for with the local authority. However, it will be sold with vacant possession.

CALL NOW TO VIEW!

### LOCATION

Located off Black Prince Avenue, this home offers a convenient location close to a wide range of amenities such as; Daventry Road shopping next to Quinton Park & Asda, doctors & takeaways. Well regarded schooling nearby includes; Manor Park, St Thomas More, Meadow Park & King Henry VIII's school. Coventry train station can be reached by foot, as well as The War Memorial Park, or is only 5 minutes drive, Jaguar Landrover and the City Centre also being close by.

### 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.







Grasscroft Drive, Coventry







Total Area: 93.0 m<sup>2</sup> ... 1001 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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