

**5 Bedroom House - Terraced**  
**located on Fenside Avenue,**  
**Coventry**  
**Offers Over £385,000**

**UP Estates**





**\*\*FIVE BEDROOMS – TWO BATHROOMS – KITCHEN DINER – BESPOKE LIGHTING AND BEAUTIFUL FEATURES THROUGHOUT – CCTV SURROUNDING – GARAGE WITH POWER/LIGHT – WITHIN FINHAM PARK SCHOOL CATCHMENT AREA\*\***

Situated just off of the Baginton Road, this five-bedroom, three-storey family home has been tastefully renovated throughout and offers versatile family living with a contemporary touch. It also benefits from being within the sought-after Finham Park School catchment area, making it an ideal choice for families.

Briefly comprising: front garden with pathway, porch with vaulted ceiling, family living room, and kitchen diner with a range of integrated appliances, including an induction gas hob, double Fisher & Paykel dishwashers, double Fisher & Paykel oven, fitted microwave, and washing machine. The kitchen also features bi-fold doors leading to the low-maintenance private garden, and a door into the garage.

On the first floor off of the landing are three bedrooms and the family bathroom. On the second floor, there are a further two bedrooms, with bedroom one boasting a vaulted ceiling and a range of skylights and windows, followed by a second bathroom.

This home includes ample storage, benefitting from integrated wardrobes and cupboards throughout. Other features to name a few include external multicoloured spotlights, garden sprinklers, auto-mist smoke alarm system, and feature lighting throughout.

UP Estates highly recommends a viewing to truly appreciate the quality of finish, size, and space this remarkable property has to offer.

## LOCATION

Styvechale is one of Coventry's most sought after districts being situated close to the War Memorial Park and is conveniently located for the A45 and A46 Trunk Roads, Coventry Railway Station and the city-centre.

Nearby secondary schools include Finham Park, King Henry VIII and Whitley Academy. For juniors there is Manor Park Primary school, King Henry VIII, Grange Farm and Stivichall Primary.

There are two local golf courses to choose from (Finham & Hearsall) both of which are well kept private members clubs. Good shopping is available both in Coventry and nearby Leamington Spa.

## IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering

**Offers Over  
£385,000**

- SPACIOUS FIVE BEDROOM FAMILY HOME
- TWO BATHROOMS
- BESPOKE LIGHTING AND FEATURES THROUGHOUT
- SOUGHT AFTER LOCATION
- GARAGE WITH POWER/LIGHT
- OPEN PLAN KITCHEN DINER
- EPC C & COUNCIL TAX BAND C
- CALL NOW TO VIEW!





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.

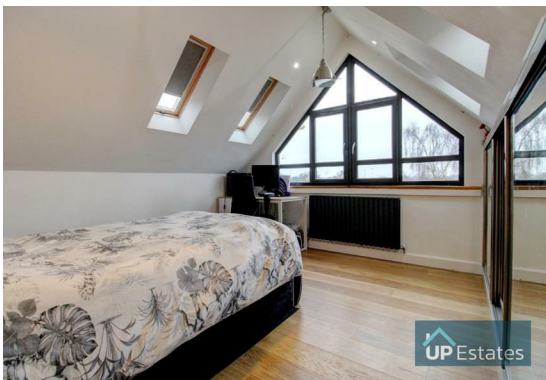
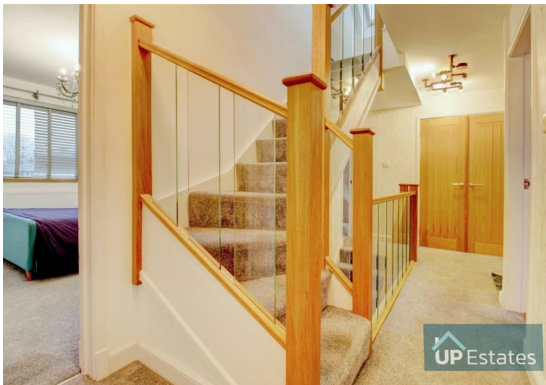




Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.

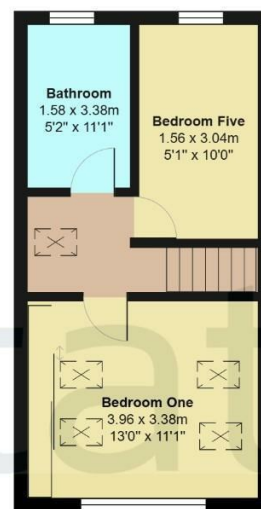
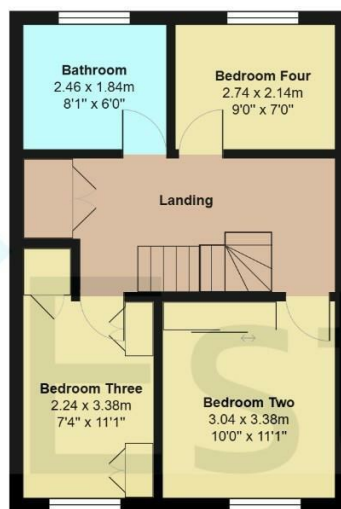
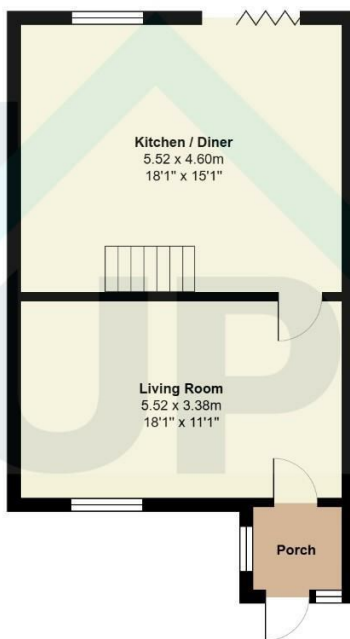






Fenside Avenue, Coventry





Total Area: 123.2 m<sup>2</sup> ... 1326 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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