



**3 Bedroom House - Semi-Detached**  
**located on Pleydell Close, Coventry**  
**Offers Over £265,000**

**UP Estates**





**\*\* NO FORWARD CHAIN - SUBSTANTIAL VERSATILE GARDEN GAMES ROOM/BAR!!! - THREE GOOD SIZED BEDROOMS - RECENTLY BLOCK PAVED DRIVEWAY - SPACIOUS LOUNGE DINER - PRIVATE LANDSCAPED SOUTH FACING GARDEN WITH GATED ACCESS\*\*** This is an exceptional opportunity to purchase a beautifully presented three bedroom semi-detached family home in Pleydell Close. This home very briefly comprises; block paved driveway for multiple vehicles, entrance hall, sizable lounge diner, kitchen, south facing private landscaped garden with seating areas, followed by the impressive multi-purpose garden room currently utilised as a games room/bar, with separate storage to the side, all to the ground floor. On the first floor off of the landing there are three good sized bedrooms, two of which have integrated storage, followed by the family bathroom. This property benefits from having no forward chain!

#### LOCATION

With a south facing rear garden and situated towards the end of the cul-de-sac, Pleydell Close is very much a family locale with local conveniences and easy access to the A45, A46 and Eastern bypass.

Schools including Whitley Academy, Whitley Abbey Primary and Willenhall Primary are all within easy reach by foot or car.

The popular Airport Retail Park sits on the doorstep – a shopping centre that includes Aldi, B&M, Currys and Dunelm Mill.

The University Hospital and Coventry city centre are located just under 4 miles from the house. Jaguar Land Rover at Whitley is less than 2 miles away.

#### 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

## Offers Over £265,000

- IMPRESSIVE VERSATILE GARDEN GAMES ROOM/BAR
- NO FORWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- SOUTH FACING LANDSCAPED GARDEN
- RECENTLY BLOCK PAVED MULTI-CAR DRIVEWAY
- SURROUNDED BY AMENITIES AND TRANSPORT LINKS





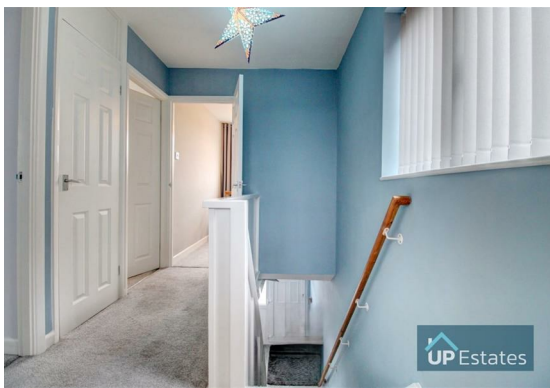
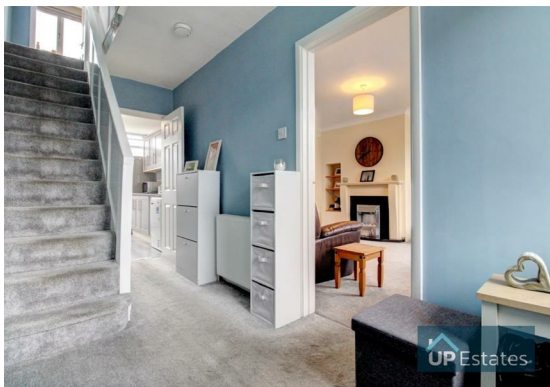
this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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.



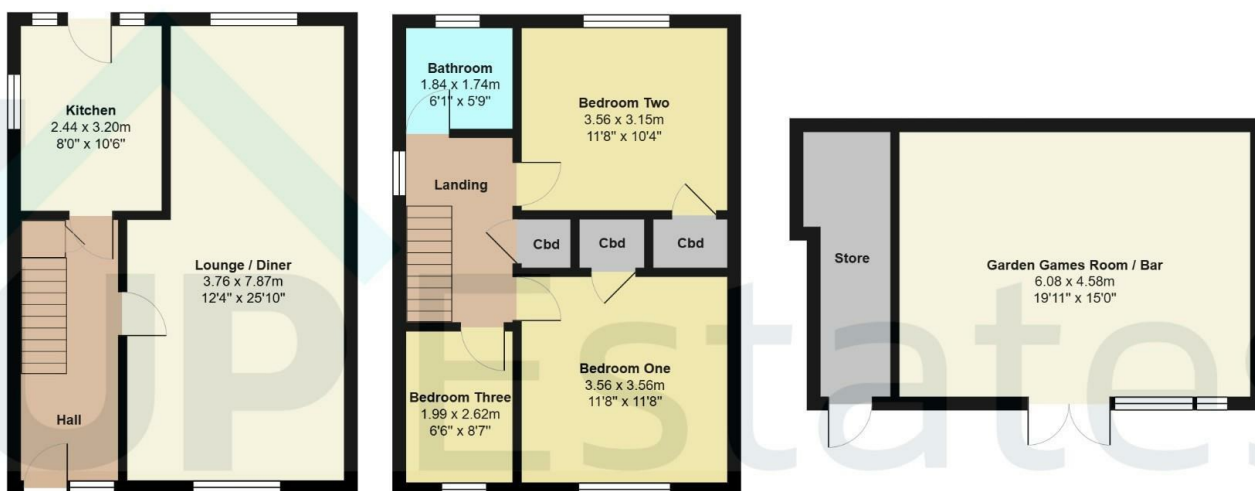




Pleydell Close, Coventry







Total Area: 87.8 m<sup>2</sup> ... 946 ft<sup>2</sup> (excluding garden games room / bar, store)

All measurements are approximate and for display purposes only

## CONTACT

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