



**5 Bedroom House - Semi-Detached**  
**located on Manfield Avenue,**  
**Coventry**  
**Offers Over £375,000**

**UP Estates**





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**\*\*HEAVILY EXTENDED, MUCH IMPROVED, FIVE/SIX BEDROOM FAMILY HOME - THREE BATHROOMS & UTILITY - VERSATILE FAMILY LIVING - SOUGHT AFTER LOCATION NEAR UNIVERSITY HOSPITAL\*\*** This is an exceptional opportunity to purchase a sizeable semi-detached family home, heavily extended and beautifully presented throughout. Viewing is essential to appreciate everything this property has to offer, very briefly comprising; driveway, front garden, entrance hall, kitchen flow through to lounge diner, sun room, shower WC, laundry room/utility and a versatile lounge/bedroom six boasting kitchenette and WC shower room ensuite with fenced private garden, and a further garden to the rear all on the ground floor. To the first floor off of the landing are five well proportioned bedrooms and the family bathroom. Call now to view!

## LOCATION

Manfield Avenue is located in Walsgrave, approximately 15 minutes north-east of Coventry's city centre via Walsgrave Road. This fantastic location is home to primarily working families, thanks to the close proximity to the hospital and nearby retail park. Giving easy access across and out of the city thanks to the local M6 motorway network and great public transport options.

## 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

## Offers Over £375,000

- HEAVILY EXTENDED FIVE/SIX BEDROOM VERSATILE FAMILY HOME
- FANTASTIC LOCATION SURROUNDED BY AMENITIES
- THREE BATHROOMS & LAUNDRY ROOM/UTILITY
- BEAUTIFULLY PRESENTED THROUGHOUT
- NON-OVERLOOKED REAR GARDEN OR FRONTAGE
- COUNCIL TAX BAND C





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.







Manfield Avenue, Coventry





Total Area: 160.7 m² ... 1729 ft²

All measurements are approximate and for display purposes only

## CONTACT

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