



4 Bedroom House - Semi-Detached
located on Kenpas Highway,
Coventry
Offers Over £475,000

UP Estates



**** HEAVILY EXTENDED, BEAUTIFULLY PRESENTED FAMILY HOME - FOUR BEDROOMS, THREE BATHROOMS & UTILITY ROOM - PRIVATE SOUTH WEST FACING GARDEN WITH STORE ROOM - SEVEN OWNED SOLAR PANELS WITH PAYBACK / FEED-IN-TARIFF - HIGHLY SOUGHT AFTER FINHAM LOCATION - 'SUNSHINE HOUSE' **** This is a fantastic opportunity to purchase a deceptively spacious, heavily extended, four bedroom semi-detached family home, known as a Sunshine House for its dual aspect windows and south west facing garden, on the well regarded Kenpas Highway, Finham. Viewing is essential to appreciate the space and light this property has to offer. Very briefly comprising; driveway, porch, entrance hall, family living room, kitchen diner, shower room WC, utility room, private south west facing mature garden with store room (including double glazed windows, power/light) all to the ground floor! On the first floor off of the landing are three well proportioned bedrooms, and the bathroom, (bedroom four and bathroom have dual aspect windows allowing plentiful natural light) As a result of a loft conversion, a further large double bedroom with dual aspect windows once again including skylight, eaves storage and door to ensuite shower room. This home benefits from seven owned solar panels with feed-in-tariff and payback. Call now to secure a viewing!

LOCATION

Kenpas Highway is only a short walk from the highly rated Finham Park school and is also located close to Stivichall Infant and Primary school as well as Bishop Ullathorne RC school.

There is nearby access to the A45 leading onto the areas network of commuter roads. There are a number of other local amenities including shops, pubs/eateries, a convenience store, Finham & Hearsall Golf Clubs and the War Memorial Park. The University of Warwick and Jaguar Landrover in Whitley are also a short commute away by car or public transport.

Finham is situated on the aspirational south side of Coventry and commands a healthy property market where prices have risen in recent years, providing good investment prospects for potential buyers.

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

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- HEAVILY EXTENDED SEMI-DETACHED FAMILY HOME
- SEVEN OWNED SOLAR PANELS WITH FEED-IN-TARRIF
- FOUR BEDROOMS, THREE BATHROOMS & UTILITY ROOM
- SPACIOUS FAMILY LIVING ROOM AND KITCHEN DINER
- OUTBUILDING STORE WITH POWER/LIGHT
- SOUTH WEST FACING MATURE PRIVATE GARDEN
- KNOWN AS A 'SUNSHINE HOUSE' FOR ITS NATURAL LIGHT
- EPC RATED B





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.





Kenpas Highway, Coventry





Total Area: 161.1 m² ... 1735 ft² (excluding garden store with power / light)

All measurements are approximate and for display purposes only

CONTACT

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