

**4 Bedroom House - Semi-Detached**  
**located on Shropshire Drive,**  
**Coventry**  
**Offers Over £325,000**

**UP Estates**



**\*\* FOUR DOUBLE BEDROOMS - TWO BATHROOMS & WC - KITCHEN/DINER WITH DUAL ASPECT WINDOWS - GOOD SIZED PRIVATE GARDEN - GARAGE & DRIVEWAY - POPULAR DEVELOPMENT - AMPLE INTEGRATED STORAGE \*\***

This is a fantastic opportunity to purchase a sizeable four bedroom semi-detached family home on Shropshire Drive, this property very briefly comprises; driveway, garage, gated frontage, entrance hall with storage, WC, kitchen diner, living room and private garden all to the ground floor. On the first floor off of the landing are three good sized bedrooms, two with fitted wardrobes and bedroom four benefitting from being elongated from original layout, for extra space, followed by the family bathroom. On the second floor is the impressive main bedroom boasting ensuite shower room, and even more integrated storage! Viewing is essential - Call now!

#### LOCATION

Stoke Village is convenient for local shops, retail parks, sports and leisure facilities with nearby parks, two fitness centres and the Copsewood Grange golf course, schools (Pattison College with a historic reputation in Performing Arts, Whitley Academy, Blue Coat Church of England, Sacred Heart Catholic, Gosford Park, Stoke Park School & Community College etc.), road/transport links (A45, A46, M69, M1, M6). It is also within close proximity of JLR (Whitley site), PSA Peugeot Citroen (Stoke), University Hospital, Severn Stars, Binley and Pilot Business Parks.

#### IMPORTANT NOTE TO PURCHASERS

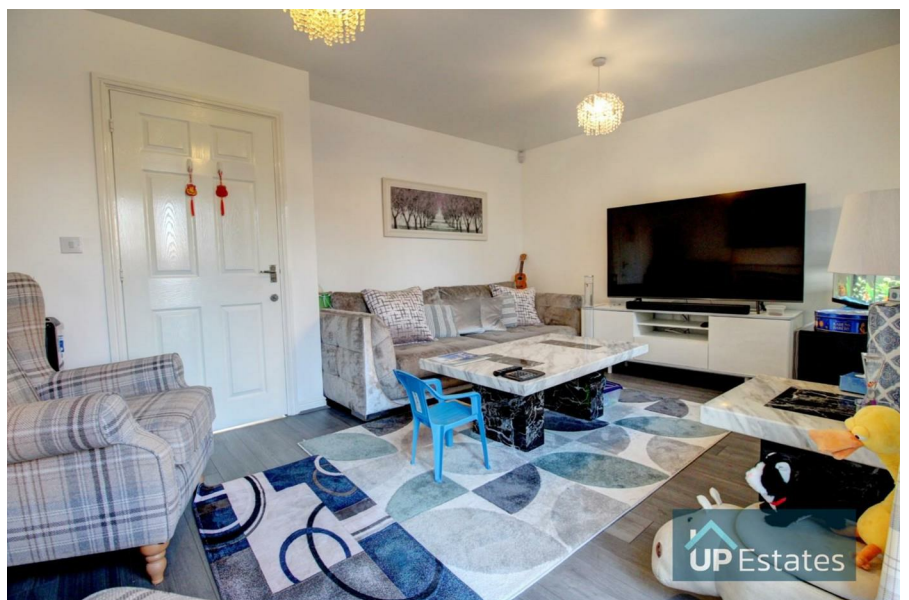
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

## Offers Over £325,000

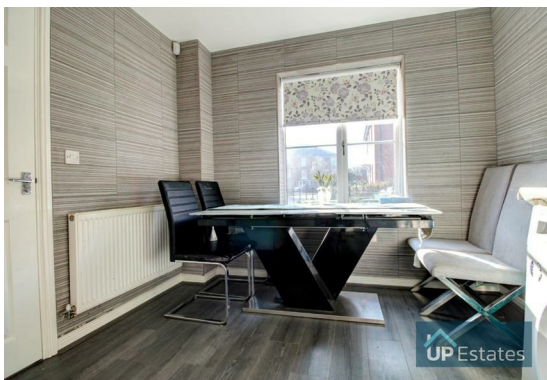
- FOUR DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- GARAGE & DRIVEWAY
- GOOD SIZED PRIVATE GARDEN
- SOUGHT AFTER DEVELOPMENT SURROUNDED BY AMENITIES
- WELL PRESENTED THROUGHOUT WITH AMPLE STORAGE
- WC, ENSUITE & FAMILY BATHROOM



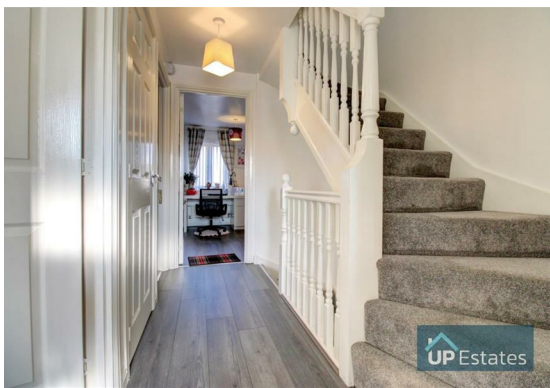
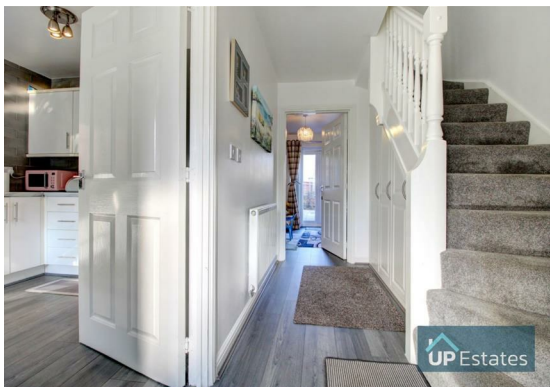


only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.





Shropshire Drive, Coventry





Total Area: 120.0 m² ... 1292 ft² (excluding garage with power / light)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

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