



**5 Bedroom House - Detached**  
**located on Rannock Close,**  
**Coventry**  
**£525,000**

**UP Estates**





£525,000

- CHECK OUT THE FLOORPLAN!!!
- FIVE DOUBLE BEDROOM EXECUTIVE DETACHED FAMILY HOME
- HIGH QUALITY FEATURES THROUGHOUT
- SELF-CONTAINED LOG CABIN WITH WC SHOWER ROOM, POWER & WATER
- SOUTH/EAST FACING PRIVATE GARDEN
- NEW HOME WARRANTY REMAINING

**\*\* Immaculately Presented High Spec Five Double Bedroom Detached Family Residence - Self-Contained Log Cabin With Kitchenette/Bar & Shower Room - Three Bathrooms, WC & Utility - New Home Warranty Remaining - South East Facing Private Garden - Dual Aspect Windows Throughout - \*\*** This is an exceptional opportunity to purchase a recently built, deceptively spacious detached family home, tucked away in a quiet close off of Brinklow Road. Viewing is essential to appreciate the space, versatility and quality this home has to offer. Very briefly comprising; multi-car driveway, entrance hall, family room flowing through to living kitchen diner, utility room & WC to the ground floor. Externally the south/east landscaped private garden also hosts the self contained log cabin. Benefitting from its own shower room/WC, kitchenette/bar area, hot/cold water, consumer unit, insulation, plus an array of double glazed windows. To the first floor off of the landing are three double bedrooms, shower room, & bedroom one boasting impressive bath & shower ensuite. On the second floor is a further bathroom and two more double bedrooms. This beautiful property boasts a range of features including; LVT Herringbone Ambiance Flooring, Hunter Herald Log Burner & Heritage Crittall Doors on the ground floor. Whilst the living kitchen diner includes; Granite Worktops, Breakfast Bar, Dishwasher, Induction Hob, Downdraft Extractor, Oven/Grill, Combi Microwave/Oven, Full Size Fridge & Freezer & Inset Sink. The driveway has a concrete garage base. Call immediately to secure a viewing!

## LOCATION

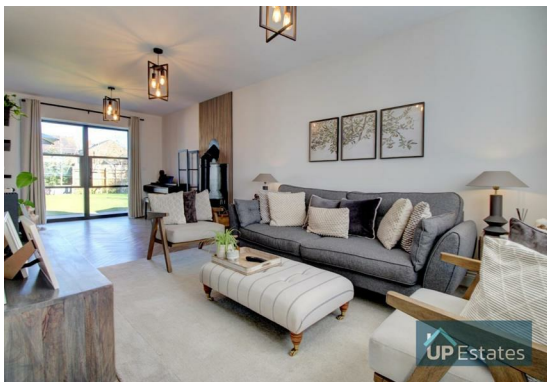
This fantastic property is situated close to the University Hospital, local amenities and transport links, with easy access to countryside including the beautiful Coombe Abbey Park. The home is also ideally placed for commuting to Coventry, Birmingham and Leicester and further afield via the M6, M69, M45, M1".

Supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park furthermore, this family home is also close to a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

## IMPORTANT NOTE TO PURCHASERS

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

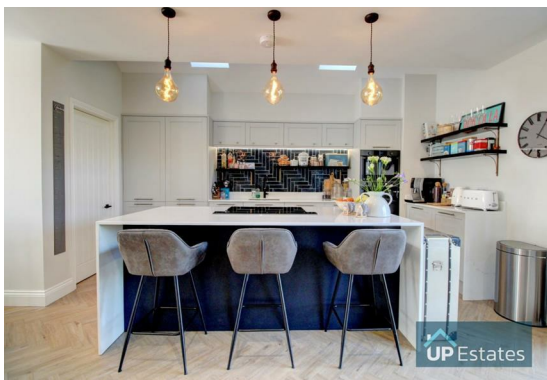




Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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.

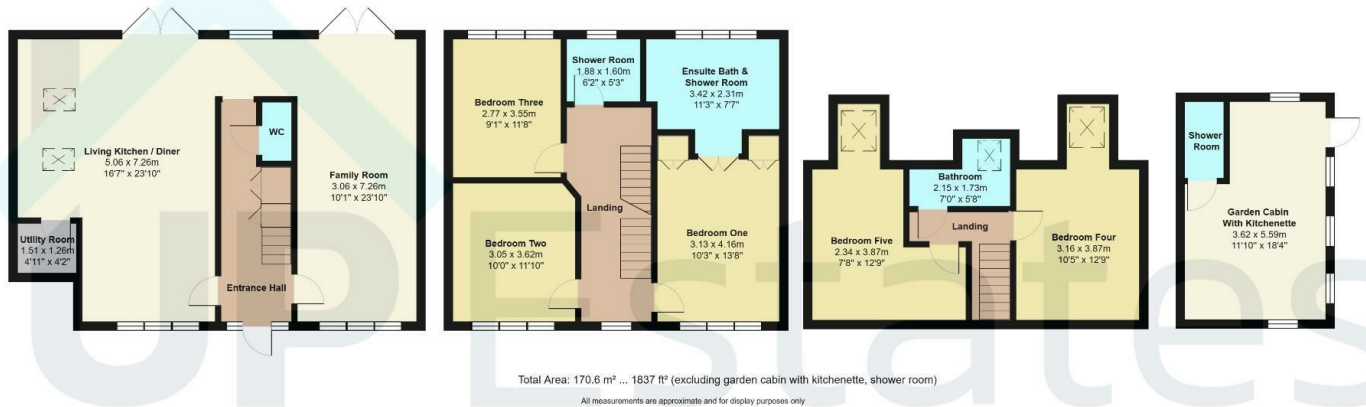
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Rannock Close, Coventry





## CONTACT

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