



4 Bedroom House - Detached
located on Whitefield Close,
Coventry
£575,000

 **UP** Estates



£575,000

- IMPRESSIVE DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- QUIET CUL DE SAC - FANTASTIC GARDEN
- FOUR BEDROOMS
- ENSUITE, SHOWER ROOM AND WC
- DOUBLE GARAGE & SEPERATE BRICK OFFICE
- TWO PROPER RECEPTION ROOMS

****SOUGHT-AFTER LOCATION – SPACIOUS HOME – DETACHED DOUBLE GARAGE WITH ATTACHED BRICK-BUILT OFFICE****

Located in a highly regarded close in Westwood Heath, this impressive detached property sits on a generous plot and offers over 1,650 sq ft of well-presented accommodation. Positioned at the head of a quiet cul-de-sac, the home enjoys gardens to all sides and is ideally placed for easy access to Warwick University, Birmingham Airport, public transport links, and a range of local amenities.

This immaculately maintained four-bedroom detached home is a rare find, featuring a detached double garage with an adjoining spacious brick-built office - perfect for remote working or a creative studio.

The ground floor comprises a multi-car driveway, porch and entrance hall, lounge, dining room, kitchen/breakfast room, utility room, WC, and a sizeable, private rear garden that's ideal for entertaining or relaxing.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, including a master with ensuite, along with a family bathroom.

Viewing is highly recommended to fully appreciate the space, condition, and setting this wonderful home has to offer.

PORCH & ENTRANCE HALLWAY

The porch provides entry into the hallway, offering access to the ground floor WC and stairs leading to the first floor.

LOUNGE

23'7" x 10'9"

The generously proportioned lounge area features a central heating radiator, a double-glazed window, and a featured fireplace.

DINING ROOM

13'10" x 8'5"

Featuring a central heating radiator, a double-glazed window, and abundant space for family dining, accommodating a table and chairs.

KITCHEN/BREAKFAST ROOM

15'5" x 8'5"

Incorporating a coordinated selection of wall and base units topped with roll-top work surfaces, a stainless steel sink equipped with a mixer tap, and integrated Double Oven, Microwave, Fridge, Freezer and Dishwasher, with Induction Hob, and additional room for a breakfast table and chairs and doors leading to the utility.

UTILITY

Featuring both wall and base mounted units, along with a stainless steel sink accompanied by a mixer tap, ample space and plumbing for a washing machine, and doors providing access to the garden.

WC

Benefiting from a , low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.

LANDING

With stairs rising from the ground floor, and doors leading to accommodation.





BEDROOM ONE

13'10" x 13'5"

Spacious first bedroom having a central heated radiator and double glazed window to the front aspect and integrated wardrobes.

ENSUITE

Featuring a fully tiled shower cubicle, a low-level W/C, a pedestal washbasin, a central heated towel rail, and an opaque double-glazed window.

BEDROOM TWO

12'4" x 8'7"

Good sized bedroom having a central heated radiator and double glazed window to the front aspect and integrated wardrobes.

BEDROOM THREE

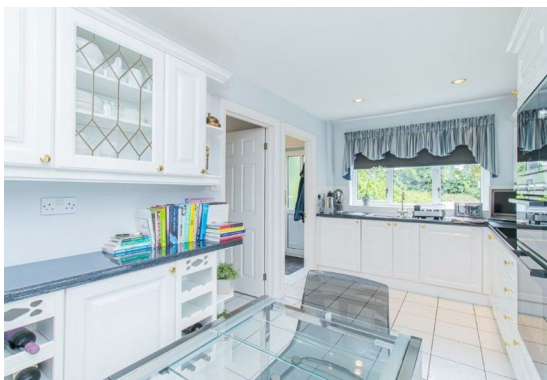
10'0" x 9'8"

Having a central heated radiator and double glazed window to the rear aspect.

BEDROOM FOUR

9'8" x 6'5"

Having a central heated radiator and double glazed window to the rear aspect.





BATHROOM

Fully tiled and equipped with a bath featuring a shower overhead, a low-level W/C, a pedestal washbasin, a tiled shower cubicle enclosed with a glass cover, a central heated towel rail, and a double-glazed opaque window.

DOUBLE GARAGE

16'9" x 15'10"

Large double garage having lighting and an electric up-and-over door.

OFFICE

14'7" x 8'9"

Spacious office space with abundant room for a desk and chair, equipped with a central heating radiator, and featuring double-glazed windows that allow ample natural light.

PROPERTY INFORMATION SUMMARY

Council Tax Band: F

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 1755.00 sqft

Heating System: Gas Central Heating

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.

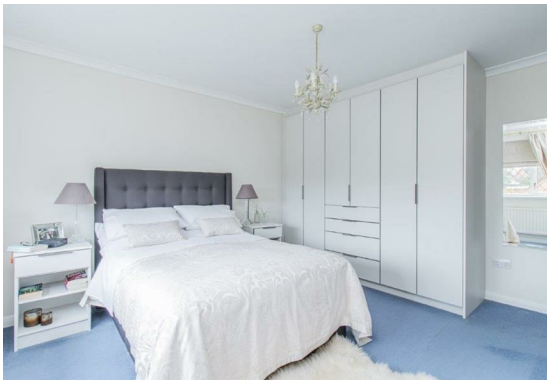


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

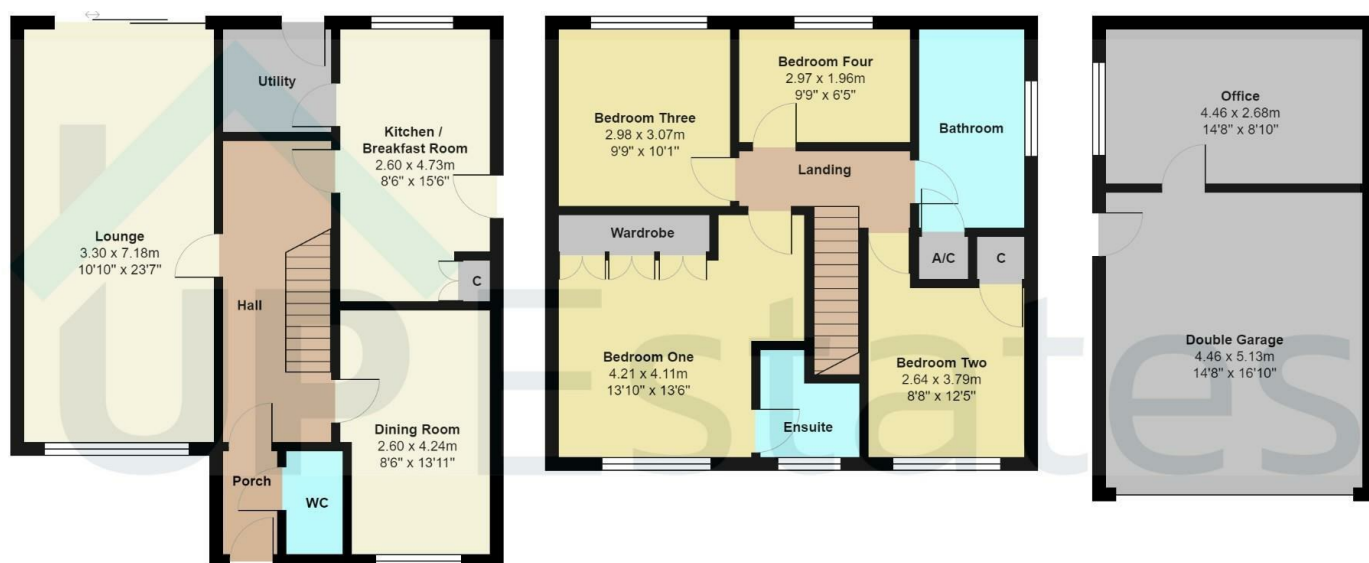


Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Whitefield Close, Coventry





Total Area: 163.0 m² ... 1755 ft²

All measurements are approximate and for display purposes only

CONTACT

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