4 Bedroom House - Detached

located on Larkfield Way, Coventry

Offers Over £450,000

UP Estates

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Offers Over £450,000

- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- TWO BATHROOMS, WC & UTILITY ROOM
- WRAP AROUND PRIVATE GARDEN
- GARAGE WITH ELECTRIC ROLLER SHUTTER
- HIGHLY SOUGHT AFTER LOCATION - TUCKED AWAY IN CUL DE SAC
- PLANNING PERMISSION OBTAINED BY CURRENT OWNER

** EXTENDED DETACHED FAMILY HOME - WRAP AROUND GARDEN - WC, UTILITY, ENSUITE & FAMILY BATHROOM - FOUR WELL PROPORTIONED BEDROOMS - SOUGHT AFTER LOCATION WITH EXCELLENT SCHOOLING ** This is a fantastic opportunity to purchase a well presented, extended, detached four bedroom family home tucked away in a quiet cul de sac within Larkfield Way. Situated on a spacious plot with wrap around garden allowing great potential to extend (planning permission in place for single storey side extension). Viewing is essential to appreciate this home which very briefly comprises; block paved driveway for multiple vehicles, garage with electric roller shutter, entrance hall, WC, family living room, dining room, kitchen, utility, sun room and wrap around private garden all to the ground floor. On the first floor off of the landing are four well proportioned bedrooms, bedroom one boasting ensuite, followed by the family bathroom. This property benefits from planning permission allow a 6m X 4m single storey extension to the side aspect and further potential to extend to the rear aspect. Call now to secure a viewing!

LOCATION

Situated in one of Coventry's most popular suburbs, Allesley Green is well-served by local schools including Finham Park 2, West Coventry Academy and Park Hill Primary school. As well as excellent road and bus links, providing quick access to the A45 and M6 motorway towards Birmingham, as well as routes to Coventry city centre. There are also local shops available within easy walking distance and Allesley Park is a short jaunt away. By car, the area is well served by both Canley Retail Park and Cannon Park Shopping Centre.

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 contact 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.

Larkfield Way, Coventry

Total Area: 134.6 m² ... 1449 ft²

All measurements are approximate and for display purposes only

CONTACT

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