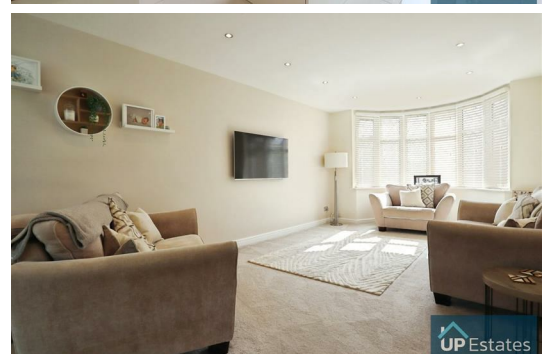




**3 Bedroom House - Semi-Detached**  
**located on Stamford Avenue,**  
**Coventry**  
**£450,000**

**UP Estates**





£450,000

- STUNNING SEMI-DETACHED PROPERTY
- MODERN KITCHEN DINER WITH INTEGRATED APPLIANCES
- LARGE LOUNGE
- THREE BEDROOMS AND FAMILY BATHROOM
- W/C AND UTILITY ROOM
- LARGE PRIVATE GARDEN
- DRIVEWAY AND GARAGE WITH EV CHARGING POINT

**\*\*STUNNING SEMI-DETACHED PROPERTY ON THE SOUGHT AFTER STAMFORD AVENUE\*\*** Call now to view this beautiful, three bedroom semi-detached which has been extended to offer a lovely kitchen diner with a vaulted ceiling and the added benefit of a utility and w/c to the ground floor. The property is located in one of the most sought after streets in Styvechale and sits on a generous plot with a private non-overlooked rear garden.

The property boasts many desirable features including partial underfloor heating to the ground floor, instant hot water tap, electric vehicle charging point and a modern family bathroom. The property has the added benefit of having approved planning permission for a substantial double storey extension which was passed in July 2025.

In brief the property comprises; Entrance hall, good sized lounge, breakfast kitchen, conservatory, utility and w/c to the ground floor. To the first floor there are three bedrooms and a four piece family bathroom. Externally the property has a block paved driveway, garage, sheltered side entry and a rear garden.

### 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

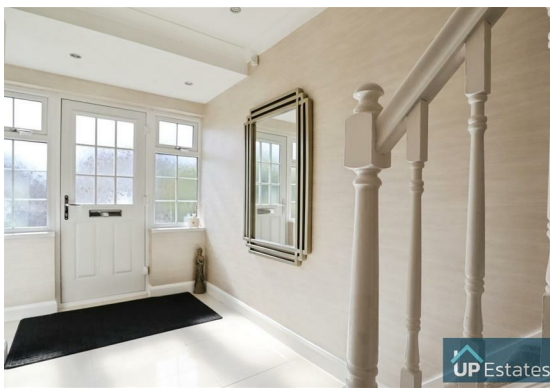
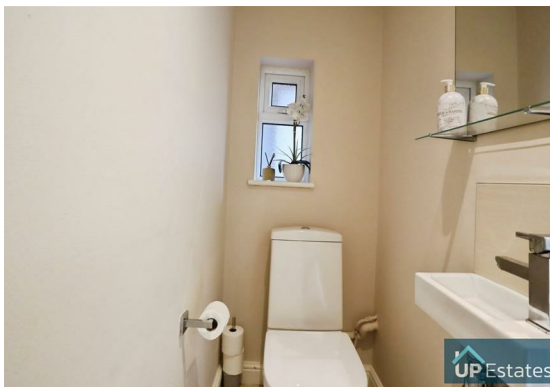




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.



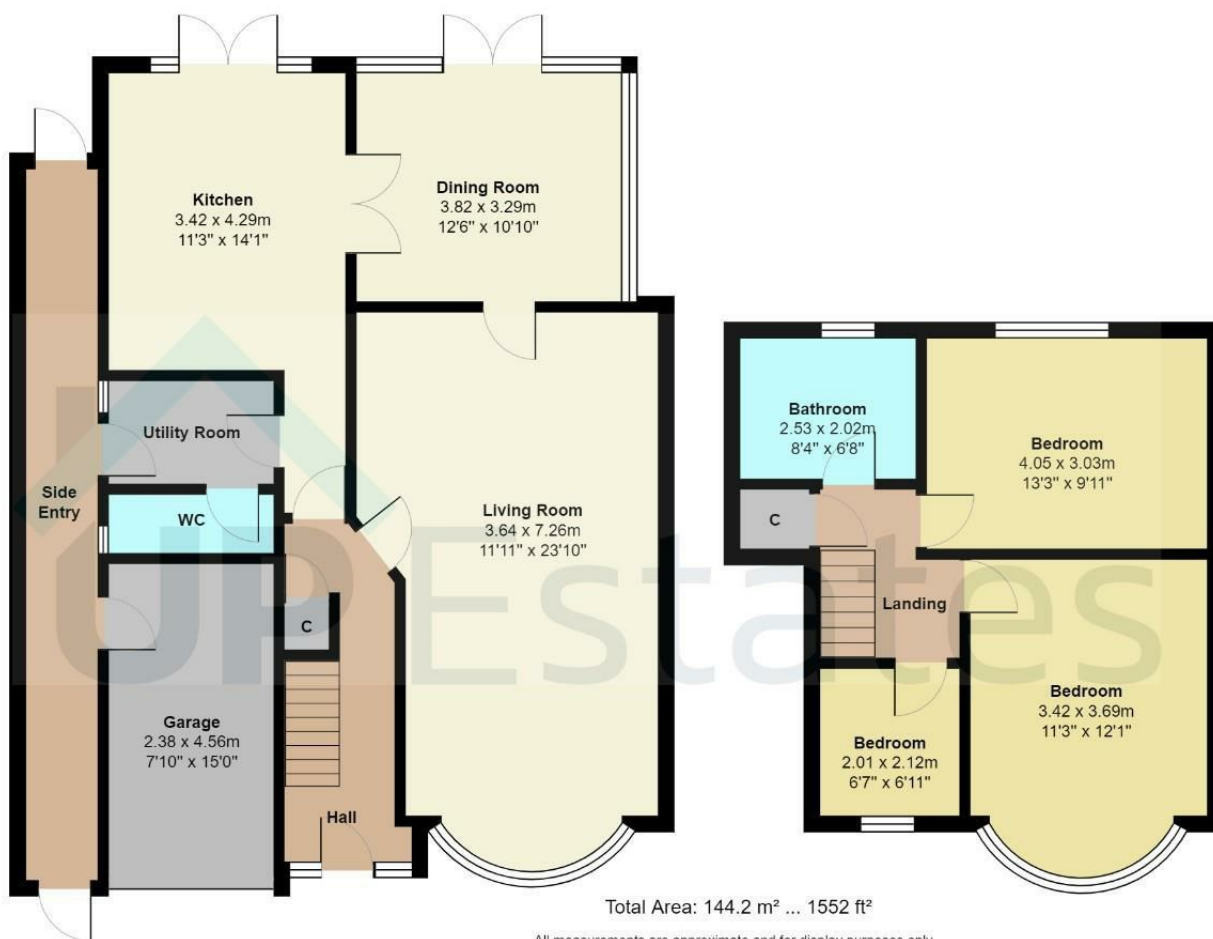




Stamford Avenue, Coventry







All measurements are approximate and for display purposes only

## CONTACT

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