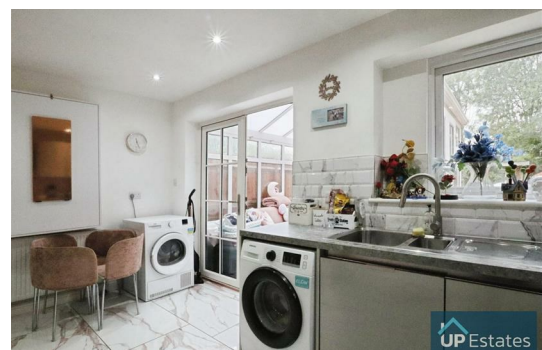
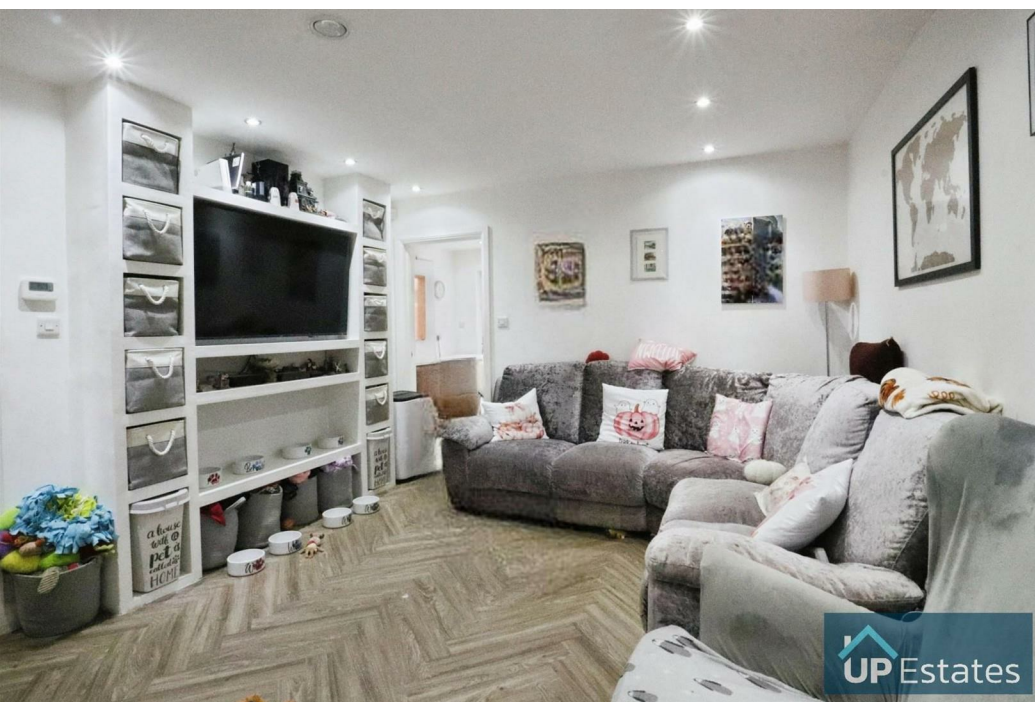




4 Bedroom House - Terraced
located on Aldermans Green Road,
Coventry
£290,000

UP Estates



EXTENDED FOUR-BED TERRACED HOME | THREE BATHROOMS & WC | GYM/WORKSHOP & GARDEN ROOM | DRIVEWAY & EV CHARGING

Situated on Aldermans Green Road in the popular Aldermans Green area of Coventry, this spacious four-bedroom mid-terraced home offers excellent family living across three floors. Well placed for Aldermans Green Primary School, Longford Park, Arena Park Shopping Centre, and with superb transport links via the M6 (J3), A444, and Ricoh Arena train station, the location combines convenience with practicality.

The property features a large living room, a kitchen/diner with integrated appliances (including dishwasher, excluding washing machine), and a conservatory overlooking the rear garden. A downstairs WC adds further convenience.

On the first floor there are three well-proportioned bedrooms, one with en-suite, plus a family bathroom. The top floor provides a spacious bedroom with en-suite, ideal as a main suite or private retreat.

Outside, the south-east facing garden with AstroTurf includes an insulated garden room with power, lighting, and its own RCD—perfect for a home office or hobby space. To the front, there's a two-car driveway with EV charge point.

Other benefits include a central ventilation system, hard-wired alarm, external plug sockets, and a remaining five-year warranty.

IMPORTANT NOTE TO PURCHASERS

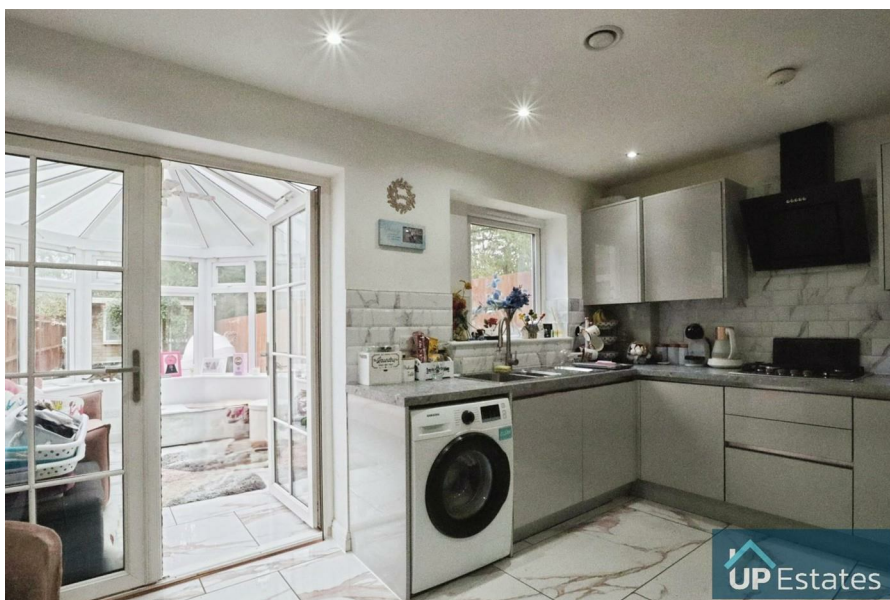
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

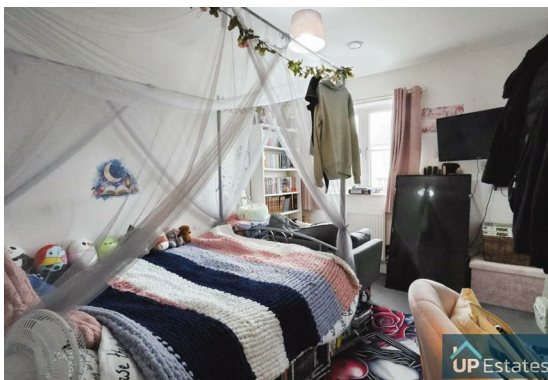
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

£290,000

- EXTENDED FOUR-BEDROOM MID-TERRACED HOME
- THREE BATHROOMS PLUS DOWNSTAIRS WC
- SPACIOUS LIVING ROOM & KITCHEN/DINER WITH CONSERVATORY
- MAIN BEDROOM WITH EN-SUITE & ADDITIONAL TOP-FLOOR EN-SUITE
- SOUTH-EAST FACING ASTROTURF GARDEN
- INSULATED GARDEN ROOM WITH POWER/LIGHT
- TWO-CAR DRIVEWAY WITH EV CHARGE POINT





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.





Aldermans Green Road, Coventry





Total Area: 113.8 m² ... 1225 ft² (excluding workshop)

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates