



3 Bedroom House - Semi-Detached
located on Beanfield Avenue,
Coventry
£425,000

UP Estates



EXTENDED THREE BED SEMI WITH FIRST FLOOR HOME OFFICE | FINHAM PARK SCHOOL CATCHMENT | SUBSTANTIAL TWO STOREY EXTENSION | QUIET LOCATION

Set on a peaceful no through road with bus service in the highly sought after Finham area of Coventry, this impressive extended family home offers accommodation equivalent to a four bedroom property. Benefitting from substantial two storey rear and single storey side extensions, it combines space and practicality, being just a short walk from outstanding Finham Park School, local shops, pharmacy, doctors, and the War Memorial Park.

From the driveway, you're welcomed into a safe enclosed porch, ideal for parcel deliveries or children waiting safely, leading into a hallway with tall fitted shoe cupboard and convenient cloakroom. The understairs cupboard houses the meters and consumer box. To the front, the dining room enjoys a bay window capturing beautiful morning light, while the separate 20' 10" rear extended lounge provides a superb family space with working gas fire and French doors to the garden.

The kitchen includes an integrated double oven/grill, gas hob, and space for a dishwasher and fridge/freezer. A key feature is the utility room with useful sink, space for stacked washing machine/tumble dryer, offering three way access (kitchen, garden, and side passage).

Upstairs, the extended family bathroom is fitted with a mirrored bathroom cabinet, a storage cupboard, bath and separate shower.

There is a single front bedroom, the main double bedroom with fitted wardrobes and bay window, plus a rear double bedroom with fitted wardrobes that leads to a separate home office, that is versatile as a potential fourth bedroom, nursery or dressing room. The rear garden is mature, private and secure, while the attractive front garden features borders and a flower bed surrounded by blue slate chips, alongside a driveway. The home enjoys full fibre broadband, a gas fire, and a Baxi boiler (serviced July 2025)

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

£425,000

- FLEXIBLE COMPLETION DATE
- EXTENDED THREE BEDROOM SEMI-DETACHED WITH HOME OFFICE, CLOAKROOM AND UTILITY
- SPACE EQUIVALENT TO FOUR BEDROOM HOME
- SAFE ENCLOSED PORCH & SECURE REAR GARDEN
- VERSATILE UTILITY ROOM WITH THREE-DOOR ACCESS
- SOUGHT-AFTER FINHAM SCHOOL CATCHMENT
- 20'10" EXTENDED LOUNGE WITH WORKING GAS FIRE
- SUBSTANTIAL TWO-STOREY REAR & SIDE EXTENSIONS (2000)

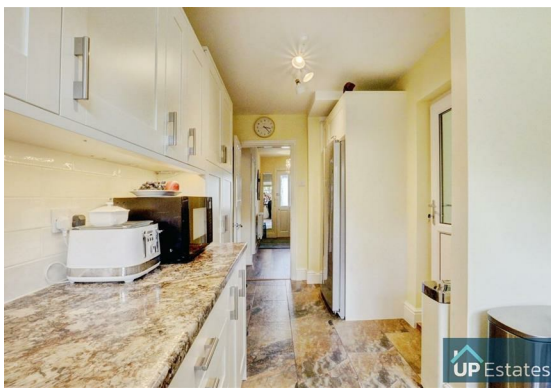




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.





Beanfield Avenue, Coventry





Total Area: 128.1 m² ... 1379 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates