



**5 Bedroom House - Semi-Detached**  
**located on Henley Road, Coventry**  
**£625,000**

**UP Estates**





**\*\* CHECK OUT THE FLOORPLAN !! \*\* STUNNING FIVE-BED SEMI-DETACHED HOME | HEAVILY EXTENDED | OPEN-PLAN KITCHEN, LOUNGE & DINER | LARGE GARDEN WITH GARDEN ROOM - ANNEX POTENTIAL**

Situated on the sought-after Henley Road in Walsgrave, Coventry, this beautifully extended five-bedroom semi-detached residence offers an impressive amount of living space, making it perfect for growing families. Ideally positioned within easy reach of University Hospital Coventry, excellent local schools, and convenient transport links to the M6, M69, and A46, this property combines size, versatility, and location.

The welcoming entrance hall leads to a spacious living room on the left, before opening into the heart of the home — an expansive open-plan kitchen, lounge, and dining room. This exceptional space is flooded with natural light and features stylish bi-fold doors opening onto a raised decking area overlooking the rear garden. A utility room, downstairs WC, and internal garage access add further convenience.

Upstairs, you'll find five well-proportioned bedrooms, including one with a private en-suite, along with a stylish family bathroom complete with both bath and shower. Stairs lead to the loft room, which (subject to planning permission) could be transformed into a sixth bedroom with its own en-suite and walk-in wardrobe.

Externally, the property boasts a large, beautifully maintained rear garden. At its end sits a superb garden room, ideal as a hobby room, gym, or — with the appropriate planning consent — a self-contained annex featuring a bedroom, bathroom, walk-in wardrobe, and open-plan living/kitchen space. The garden room also connects to a spacious garage with internal access.

To the front, a substantial driveway provides ample parking for multiple vehicles.

## 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

**£625,000**

- STUNNING HEAVILY EXTENDED FIVE-BEDROOM SEMI-DETACHED HOME
- PRIME WALSGRAVE LOCATION CLOSE TO UHCW, SCHOOLS & TRANSPORT LINKS
- WELCOMING ENTRANCE HALL & SPACIOUS FRONT LIVING ROOM
- EXPANSIVE OPEN-PLAN KITCHEN, LOUNGE & DINING ROOM WITH BI-FOLDS TO DECKING
- UTILITY ROOM, DOWNSTAIRS WC & INTERNAL GARAGE ACCESS
- FIVE WELL-PROPORTIONED BEDROOMS, INCLUDING ENSUITE TO MAIN BEDROOM
- MODERN FAMILY BATHROOM WITH BATH & SHOWER
- LOFT ROOM WITH SCOPE FOR SIXTH BEDROOM (STPP)
- LARGE REAR GARDEN WITH DECKING & SUPERB GARDEN ROOM (ANNEX POTENTIAL)
- SUBSTANTIAL FRONT DRIVEWAY FOR MULTIPLE VEHICLES





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.









Henley Road, Coventry





Total Area: 190.6 m<sup>2</sup> ... 2051 ft<sup>2</sup> (excluding garden room, shower room, garage, storage, loft room, stairs, store, c)

All measurements are approximate and for display purposes only

## CONTACT

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