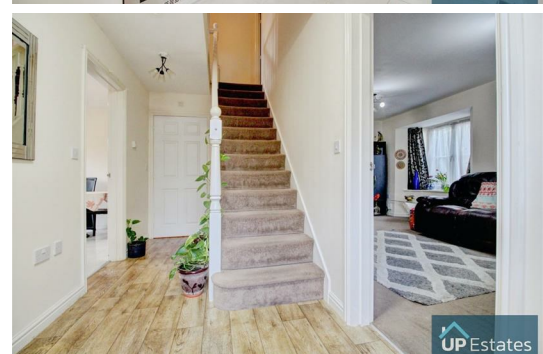
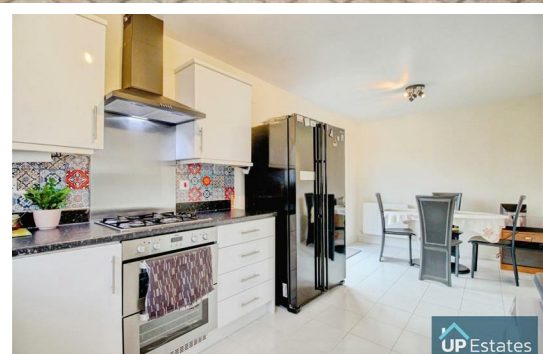




3 Bedroom House - Semi-Detached
located on Shropshire Drive,
Coventry
£325,000

UP Estates



£325,000

- BEAUTIFULLY PRESENTED, DOUBLE FRONTED SEMI-DETACHED FAMILY HOME
- GARAGE WITH POWER/LIGHT & DRIVEWAY
- SOUTH FACING PRIVATE GARDEN
- THREE WELL PROPORTIONED BEDROOMS
- TWO BATHROOMS & WC
- SOUGHT AFTER LOCATION IN STOKE VILLAGE

**** IMMACULATLY PRESENTED DOUBLE FRONTED FAMILY HOME - SOUTH FACING GARDEN - GARAGE & DRIVEWAY - WC, ENSUITE & FAMILY BATHROOM - SOUGHT AFTER DEVELOPMENT **** Nestled within this ever-popular Stoke Village development, is this beautifully presented three-bedroom semi-detached home — built by Persimmon Homes to their stylish Shire design — offers an ideal blend of contemporary comfort and practical family living.

From the moment you arrive, the property exudes a sense of quality and care. A welcoming entrance hall leads to a bright and spacious lounge featuring a charming bay window that fills the room with natural light, creating a relaxing space for both everyday living and entertaining. The modern dining kitchen provides the perfect setting for family meals, complete with a range of sleek units, integrated oven, gas hob, extractor, sink and space for further appliances. French doors open directly onto the rear south facing garden — ideal for summer evenings or weekend gatherings. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the home continues to impress with three well-proportioned bedrooms, including a generous principal bedroom boasting fitted wardrobe and private en-suite shower room. The additional bedrooms are versatile and can easily serve as guest rooms, a nursery, or a home office. A contemporary family bathroom, finished with a modern white suite, complements the upper floor.

Outside, the rear south facing garden is neatly laid to lawn with a pathway and rear gate leading to a private garage complete with parking space in front. The property also benefits from gas-fired central heating and double glazing throughout.

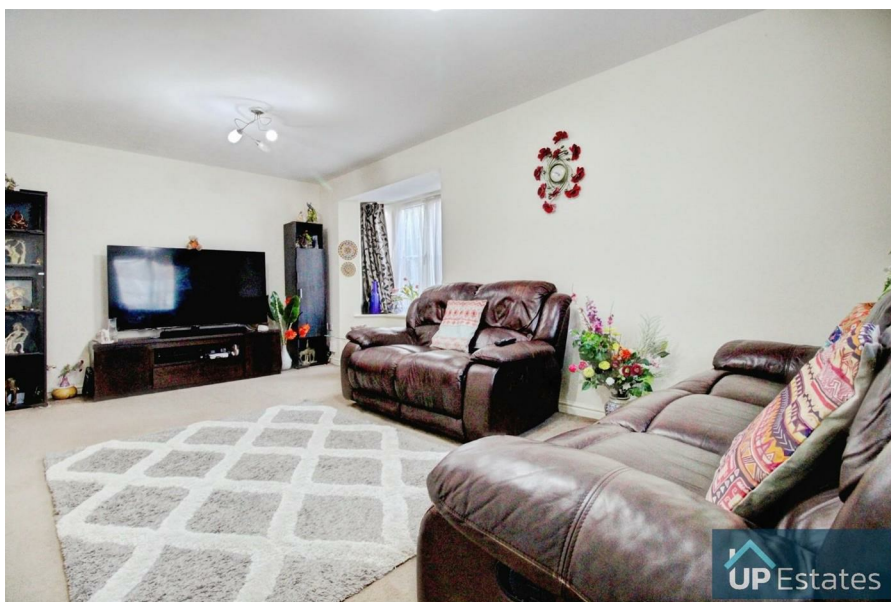
With its stylish design, flexible layout, and prime position within a sought-after residential area, this home is perfectly suited to families, professionals, or anyone seeking modern living in a friendly and convenient community. Call now to secure a viewing!

LOCATION

Stoke Village is convenient for local shops, retail parks, sports and leisure facilities with nearby parks, two fitness centres and the Copsewood Grange golf course, schools (Pattison College with a historic reputation in Performing Arts, Whitley Academy, Blue Coat Church of England, Sacred Heart Catholic, Gosford Park, Stoke Park School & Community College etc.), road/transport links (A45, A46, M69, M1, M6). It is also within close proximity of JLR (Whitley site), PSA Peugeot Citroen (Stoke), University Hospital, Severn Stars, Binley and Pilot Business Parks.

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.

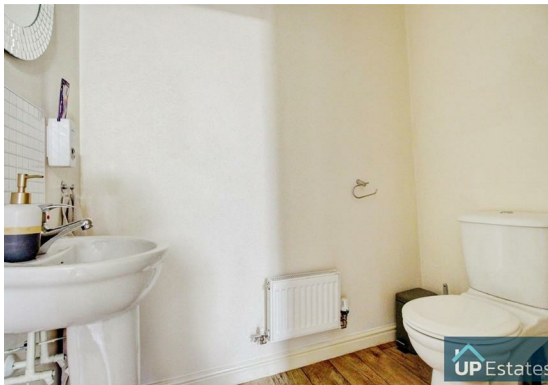


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling



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.





Shropshire Drive, Coventry





Total Area: 95.9 m² ... 1032 ft² (excluding garage with power & light)

All measurements are approximate and for display purposes only

CONTACT

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