



**4 Bedroom House - Detached**  
**located on Cheshire Close,**  
**Coventry**  
**Offers Over £360,000**





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## Offers Over £360,000

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED DETACHED FAMILY RESIDENCE
- FOUR WELL PROPORTIONED BEDROOMS
- SIZEABLE SOUTH FACING GARDEN
- WC, ENSUITE & BATHROOM
- TUCKED AWAY IN QUIET CUL DE SAC
- GARAGE WITH POWER/LIGHT & DRIVEWAY
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION SURROUNDED BY AMENITIES
- DECEPTIVELY SPACIOUS THROUGHOUT

**\*\* DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY RESIDENCE - NO FORWARD CHAIN - QUIET POSITIONING WITHIN SOUGHT AFTER STOKE VILLAGE DEVELOPMENT - GARAGE & DRIVEWAY - WC, ENSUITE & BATHROOM - SOUTH FACING GARDEN \*\*** An exceptional opportunity to acquire this impressive and beautifully presented detached family residence, discreetly positioned within the desirable Cheshire Close. Enjoying a peaceful setting, this home offers generous and versatile living accommodation ideal for modern family life.

The ground floor comprises a welcoming entrance hall, a study/playroom, a spacious family living room, and a well-appointed kitchen/breakfast room, complemented by a convenient WC. Completing the ground floor is a delightful south-facing garden, perfect for outdoor entertaining and enjoying all-day sunshine.

To the first floor, the landing leads to four well-proportioned bedrooms, two benefitting from fitted wardrobes. The principal bedroom boasts a private ensuite shower room, while a modern family bathroom serves the remaining bedrooms.

Further advantages include a driveway, garage with power and lighting, no forward chain, and a high standard of presentation throughout. This outstanding home must be viewed to be fully appreciated—contact us today to arrange your viewing.





## LOCATION

Convenient accessibility is afforded to prominent establishments such as Jaguar Land Rover, Coventry University, University Hospital, and key roadlinks (A45, A46, M1, M6 & M69). A plethora of amenities including retail facilities, fitness centres, a golf course, and an array of reputable schools such as Whitley Abbey, Blue Coats & Gosford Park, along with proximity to the city centre, further enhance the appeal of this location.

## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure



that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



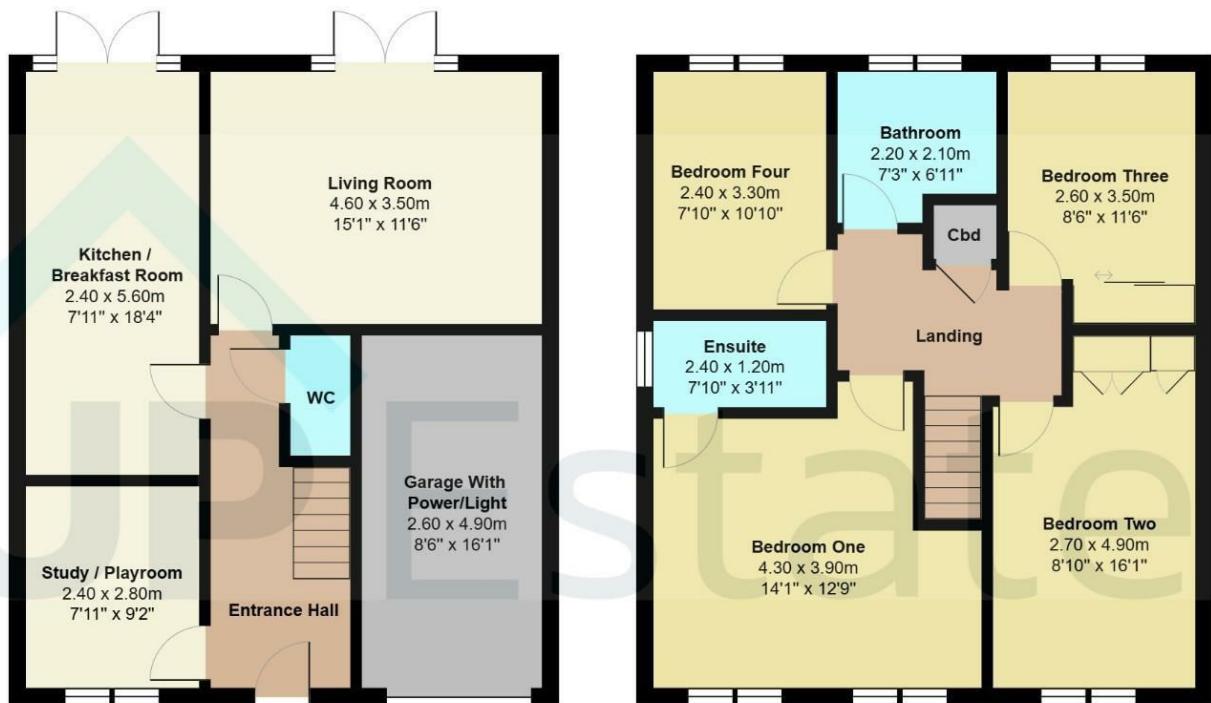


UP Estates

Cheshire Close, Coventry



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Total Area: 125.7 m<sup>2</sup> ... 1353 ft<sup>2</sup>

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](mailto:enquiries@upestates.co.uk)

T: 024 7771 0780