



4 Bedroom House - Detached
located on Minton Road, Coventry
£335,000

UP Estates



****No Upward Chain | Generous Corner Plot | Four Bedroom Detached Family Home | Garage Used As Additional Living Space | Close to University Hospital****

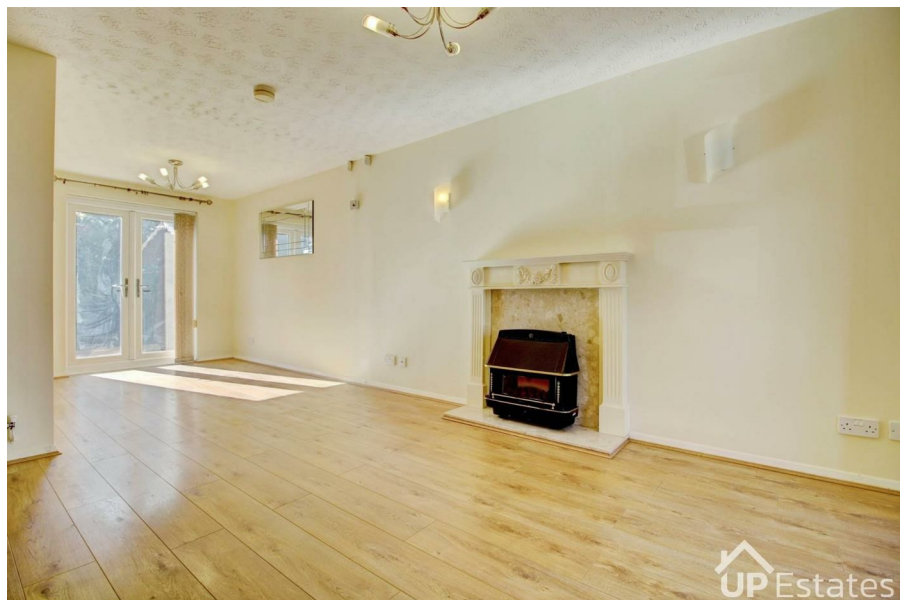
Occupying a generous corner plot within a quiet cul-de-sac and popular residential neighbourhood, this spacious four bedroom detached family home offers well-proportioned accommodation, excellent potential and a highly convenient location. This lovely home is ideally suited to growing families looking for a well-connected home with scope to further enhance and develop.

The accommodation begins with a entrance hall leading into the spacious living room, providing an ideal setting for relaxing and entertaining. The fitted kitchen offers a range of wall and base units with an adjoining utility room and convenient downstairs WC. The garage is utilised as additional living space, offering flexibility for a playroom, home office, gym or further reception area, subject to the buyer's requirements. Upstairs, the property boasts four well proportioned bedrooms, offering excellent flexibility for family living. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Externally, the property enjoys a generous sunny, non-overlooked corner plot, the private west facing rear garden offers a lovely outdoor space for families to enjoy and includes a large wooden shed for additional storage. To the front, there is a private driveway providing off-road parking. Another major benefit is the scope for a potential extension to the rear and side aspects, subject to the necessary planning permissions, giving future owners the opportunity to further increase the living accommodation. Call immediately to view!

£335,000

- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED FAMILY HOME SET ON A GENEROUS CORNER PLOT
- SPACIOUS LIVING ROOM TO RELAX AND UNWIND
- FITTED KITCHEN WITH CONVENIENT SEPARATE UTILITY ROOM AND WC
- GARAGE USED AS ADDITIONAL LIVING SPACE
- FAMILY BATHROOM AND EN-SUITE SHOWER OFF THE MAIN BEDROOM
- POTENTIAL TO EXTEND TO THE REAR AND SIDE ASPECTS (STPP)
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING
- EXCELLENT TRANSPORT LINKS TO M6, M69, A46 AND M1 TO SURROUNDING AREAS
- IDEAL FAMILY HOME IN A QUIET RESIDENTIAL CUL DE SAC



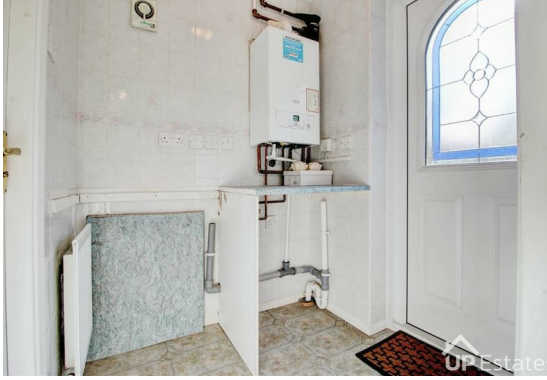


The location is a particular highlight, with the University Hospital just two miles away and a fantastic selection of everyday amenities close at hand, including shops, supermarkets and restaurants. There are also multiple bus routes and schools making this a perfect home for family life. For commuters, there is convenient access to the M6, M69, M1 and A46, providing excellent road links to Coventry, Rugby and surrounding areas.



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.





Minton Road, Coventry





Total Area: 100.3 m² ... 1080 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

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