







5 Bedroom House - Detached

located on Westwood Heath Road, Coventry

£850,000

UP Estates

5

3

4

£850,000

- ** CHECK OUT THE FLOORPLAN **
- NO FORWARD CHAIN
- EXECUTIVE DETACHED FAMILY RESIDENCE
- FIVE DOUBLE BEDROOMS, FOUR RECEPTION ROOMS
- PRESTIGOUS WESTWOOD HEATH LOCATION
- MULTI-CAR DRIVEWAY & DOUBLE GARAGE
- ONE OWNER SINCE BUILT
- OPEN FIELD VIEW & SOUTH FACING GARDEN

| EXCEPTIONAL DETACHED FAMILY RESIDENCE OVER 3,300 SQ FT | VERSATILE AND EXPANSIVE ACCOMMODATION | FANTASTIC OPEN FIELD VIEWS | FIVE BEDROOMS | FOUR RECEPTION ROOMS | THREE BATHROOMS | SOUTH-FACING, NON-OVERLOOKED GARDEN | NO FORWARD CHAIN | HIGHLY SOUGHT-AFTER LOCATION | DOUBLE GARAGE & MULTI-CAR DRIVEWAY |

A rare opportunity to acquire this substantial and highly versatile detached family residence, extending to over 3,300 sq ft and occupying a generous plot on the prestigious Westwood Heath Road, one of Coventry's most desirable and well-connected locations. Having been lovingly maintained by its original owner since new, this exceptional home offers extensive accommodation, a multi-car driveway, double garage and a spacious south-facing rear garden enjoying fantastic, uninterrupted views across open fields.

The welcoming entrance hall leads to a generous drawing room, featuring dual-aspect doors opening into the adjoining sitting room and extended sun room. These impressive reception spaces provide excellent flexibility for family living and entertaining, while enjoying access and attractive views across the rear garden.

The ground floor further benefits from a well-proportioned kitchen breakfast room, separate utility room, convenient WC and a versatile dining room, which could alternatively be utilised as a ground-floor bedroom, home office or additional reception room.

To the first floor are four generously sized double bedrooms, including two with en-suite facilities, alongside a spacious family bathroom. The large landing incorporates a useful study area and offers further potential for a fifth double bedroom or flexible workspace.

Combining exceptional proportions, versatile accommodation, charming features and a highly desirable location, this outstanding family home must be viewed to be fully appreciated. Offered with no forward chain, early viewing is highly recommended.







LOCATION

The property is a short walk from Tile Hill Train station which provides regular services to Birmingham New Street, Birmingham International Airport, Coventry and London. The University of Warwick, Westwood Heath Business Park and Cannon Park shopping centre are a few minutes drive away, while Kenilworth and Coventry are within 4 and 5 miles respectively.

The historic towns of Warwick and Leamington Spa are also nearby.

There are good public transport networks with the 87 bus taking you to Solihull or Coventry and within walking distance of Tile Hill station to get to Birmingham or London. There are lots of lovely local walks using the Greenway to Kenilworth, farm fields or path walks through Warwick university.









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.



Westwood Heath Road, Coventry





Total Area: 340.3 m² ... 3663 ft²

All measurements are approximate and for display purposes only

CONTACT

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