







# 4 Bedroom House - Detached

## located on Chelney Walk, Coventry

## £470,000

UP Estates

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## £470,000

- EXTENDED & BEAUTIFULLY UPGRADED FOUR-BED DETACHED FAMILY HOME
- PRIME LOCATION IN THE SOUGHT-AFTER 'MORRISONS ESTATE'
- SLEEK OPEN-PLAN KITCHEN & FAMILY ROOM WITH BI-FOLDS TO GARDEN
- INTEGRATED APPLIANCES INCLUDING DOUBLE OVEN, INDUCTION HOB & DISHWASHER
- SEPARATE LOUNGE WITH BAY WINDOW & FEATURE GAS FIREPLACE
- UTILITY ROOM & DOWNSTAIRS WC
- MAIN BEDROOM WITH FITTED WARDROBES & EN-SUITE SHOWER ROOM
- SOUTH-EAST FACING REAR GARDEN WITH PATIO & RAISED DECKING

** EXTENDED, DECEPTIVELY SPACIOUS DETACHED FAMILY RESIDENCE, IMMACULATELY PRESENTED AND TO A HIGH STANDARD THROUGHOUT - FOUR BEDROOMS, TWO BATHROOMS, WC & UTILITY - SOUGHT AFTER MORRISONS ESTATE ** Step into this beautifully extended and thoughtfully upgraded four-bedroom detached home, perfectly positioned on a quiet, private road in the highly sought-after 'Morrisons' estate. With excellent schools, local amenities, and superb transport links right on your doorstep, this is the ideal home for modern family living.

The heart of the home is a sleek, contemporary kitchen with integrated appliances, seamlessly flowing into a spacious open-plan family room. Bi-fold doors open directly onto the south-east facing garden, creating a perfect indoor-outdoor space for entertaining, relaxing, or simply enjoying a sunny afternoon. The property also boasts a garage and ample parking for multiple vehicles.

On the ground floor, you'll find a welcoming entrance hall, cloakroom with WC, and a stylish lounge featuring a bay window and a feature real flame gas fireplace — perfect for cozy evenings. The kitchen is fitted with high-quality integrated appliances, including a double oven, induction hob, fridge/freezer, and dishwasher, while the adjacent utility room adds extra convenience. The open-plan family room provides a light, airy space for everyday living.

Upstairs, bedroom one comes complete with fitted wardrobes and a modern ensuite shower room. A second double bedroom with built-in wardrobes, a third double bedroom, a fourth bedroom, and a contemporary family bathroom complete the first-floor accommodation, along with a useful landing storage cupboard.

Outside, the front of the property offers a private driveway with parking for several vehicles and direct access to the garage. The rear garden is a true highlight — south-east facing, mainly laid to lawn, with a patio and raised decked area, making it an idyllic setting for outdoor dining or entertaining friends.







## LOCATION

Within walking distance, you'll find Warwickshire Shopping Park with Marks & Spencers, NEXT, Boots, and many more top retailers, as well as Morrisons, B&Q, and Lidl. Excellent commuter links via the A46 and M6, plus nearby Coombe Abbey Country Park, golf courses, and leisure facilities, make this home as convenient as it is beautiful. Whilst the University Hospital is also less than two miles away. Supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park furthermore, this family home is also within the catchment area for a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

## 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.




# Chelney Walk, Binley, Coventry






Total Area: 137.0 m² ... 1474 ft²

All measurements are approximate and for display purposes only


**CONTACT**

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