



UP Estates



UP Estates



UP Estates



UP Estates

4 Bedroom House - Semi-Detached
located on Salisbury Avenue,
Coventry
£490,000

 **UP Estates**



**** THREE STOREY SEMI-DETACHED FAMILY HOME**
- FOUR GOOD SIZED BEDROOMS, TWO BATHROOMS & WC - MUCH IMPROVED THROUGHOUT - SIZABLE MATURE GARDEN (0.12 ACRE) - HIGHLY SOUGHT AFTER STIVICHALL LOCATION - BOILER 2022 ** This is an exceptional opportunity to purchase a deceptively spacious, extended semi-detached family home on Salisbury Avenue, Stivichall. Viewing is essential to appreciate the space this home has to offer! Very briefly comprising of; multi-car driveway, extended entrance hall, sitting room, impressive family room, WC, kitchen flowing through to dining area and large mature rear garden with shed, all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms, and the family bathroom benefitting from underfloor heating. The second floor hosts bedroom one, ensuite shower room (with underfloor heating) and a versatile storage space with skylight. Call immediately to secure a viewing!

£490,000

- HEAVILY EXTENDED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- THREE RECEPTION ROOMS
- SIZABLE MATURE AND PRIVATE GARDEN
- TWO BATHROOMS & WC
- HIGHLY SOUGHT AFTER LOCATION





LOCATION

Situated within Stivichall, one of Coventry's most popular locations.

Local schooling, both primary and secondary, is easily accessible and also within easy walking distance. Finham Primary, Grange Farm, Finham Secondary and King Henry VIII are all within easy reach.

Although very local shops can be found upon Baginton Road, Quinton Parade, opposite Quinton Park and lake, can also be found approximately one mile from the address. On the A45, the Marks & Spencers garage also provides emergency rations and Central Six more substantial fare just over a mile from the property itself.

For commuters, the main Coventry Railway Station is situated 1 mile from the house with the city centre only a few minutes beyond.

Located to the South of the city, access out of Coventry toward Kenilworth and Leamington Spa is also straightforward with both the A45 and A46 only a short drive from the property itself.

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.





Salisbury Avenue, Coventry





Total Area: 162.5 m² ... 1749 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

UP Estates