



6 Bedroom House - Semi-Detached
located on Grenville Avenue,
Coventry
Offers Over £500,000

UP Estates



HEAVILY EXTENDED SIX BEDROOM SEMI DETACHED HOME |
THREE FLOORS OF ACCOMMODATION | LARGE OUTBUILDING |
CLOSE TO UHCW

Situated just off Walsgrave Road, this heavily extended six bedroom semi detached home offers an impressive amount of living space arranged over three floors. Conveniently located close to UHCW, local amenities and excellent transport links, this substantial property is ideal for large or growing families.

The ground floor comprises a comfortable living room, a separate family room and a spacious open plan kitchen diner, creating the perfect hub for family life and entertaining. The kitchen benefits from direct access to the rear garden and access to a useful store room, while a utility room and downstairs bathroom add further practicality.

On the first floor, the property offers four double bedrooms, a well proportioned single bedroom and a family shower room.

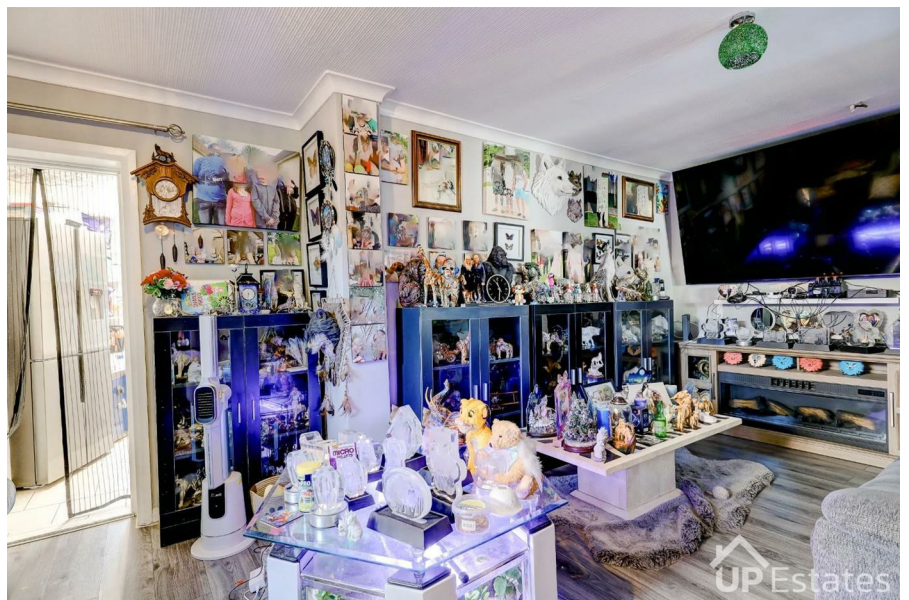
The second floor is home to a large double bedroom with built in wardrobes, creating an excellent principal suite or guest bedroom. A separate WC completes the top floor accommodation.

Externally, the property continues to impress with a large paved rear garden featuring a substantial pond and plenty of outdoor space. A particularly attractive feature is the spacious outbuilding, offering excellent potential for conversion into an annex, home office or gym (subject to any necessary permissions). There is also a large workshop/store room and an additional separate store room, providing an abundance of storage and versatility.

This is a rare opportunity to acquire a substantial family home with flexible accommodation and outstanding potential.

Offers Over £500,000

- HEAVILY EXTENDED SIX BEDROOM SEMI DETACHED HOME
- LIVING ROOM & SEPARATE FAMILY ROOM
- UTILITY ROOM
- DOWNSTAIRS BATHROOM
- FIVE FIRST FLOOR BEDROOMS
- TOP FLOOR DOUBLE BEDROOM WITH FITTED WARDROBES
- LARGE PAVED REAR GARDEN
- SPACIOUS OUTBUILDING WITH ANNEX POTENTIAL (STPP)
- WORKSHOP & ADDITIONAL STORE ROOMS
- CLOSE TO UHCW





IMPORTANT NOTE TO PURCHASERS

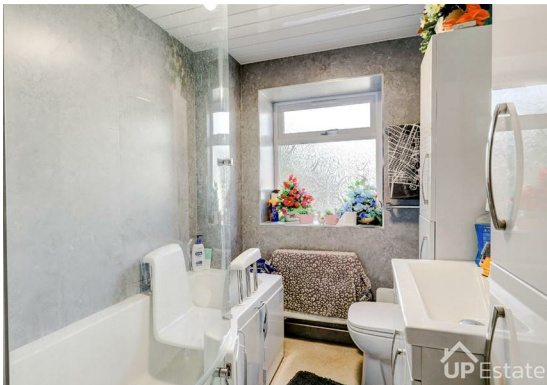
Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

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.





Grenville Avenue, Coventry





Total Area: 183.2 m² ... 1972 ft² (excluding store, outhouse, stairs, store / workshop)

All measurements are approximate and for display purpose only.

CONTACT

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