







3 Bedroom House - Detached

located on Grove Lane, Coventry

£320,000

UP Estates

3

2

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£320,000

- NO UPWARD CHAIN
- THREE BEDROOM HOME IN KERESLEY END
- DUAL-ASPECT LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
- GENEROUS KITCHEN DINER WITH VAULTED CEILING
- FOUR ROOFLIGHTS AND BIFOLD DOORS TO THE GARDEN
- SEPARATE UTILITY ROOM
- ADDITIONAL GROUND-FLOOR SHOWER AND WASH BASIN
- FIRST FLOOR SHOWER ROOM AND FITTED BEDROOM STORAGE
- ENCLOSED REAR GARDEN WITH PATIO, LAWN AND DECKING
- DRIVEWAY PARKING AND DETACHED GARAGE WITH ELECTRICS

NO UPWARD CHAIN | THREE BEDROOM HOME | GENEROUS KITCHEN DINER | DRIVEWAY AND GARAGE | ENCLOSED REAR GARDEN | EV CHARGING POINT

Offered to the market with no upward chain, this three bedroom home on Grove Lane, Keresley End, combines a generous kitchen diner with a separate lounge, driveway parking and a garage. Nearby Keresley Newland Primary Academy is also situated on Grove Lane, adding to the property's appeal for families seeking practical accommodation close to primary schooling.

The entrance hall leads into a dual-aspect living room, where a front bay window brings in natural light and a feature fireplace provides a focal point. Wood-effect flooring complements the room, with ample space for seating and freestanding furniture.

The kitchen diner forms the heart of the home, featuring a vaulted ceiling with four rooflights and bifold doors opening onto the rear patio. Gloss units, contrasting worktops and red splashbacks create a distinctive finish, alongside built-in cooking appliances and plenty of room for a dining table. A separate utility room provides further worktop and appliance space, with access to an additional shower room containing a shower and wash basin.

Upstairs, the landing serves three bedrooms, including one with fitted wardrobes and another enjoying a dual aspect. The contemporary shower room comprises a walk-in shower, vanity wash basin and WC, complemented by tiled walls and a heated towel rail.

Outside, the enclosed rear garden features a paved patio beside the kitchen diner, with railing separating the seating area from the lawn. Raised borders provide space for planting. To the front, the driveway offers off-road parking and leads to a detached garage with electrics, providing useful additional storage this property also benefits from an EV charging point.







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.



Grove Lane, Keresley End, Coventry





Total Area: 92.8 m² ... 998 ft² (excluding garage w electrics)

All measurements are approximate and for display purposes only

CONTACT

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