



3 Bedroom House - Detached
located on Larkfield Way, Coventry
£455,000

UP Estates



**** Beautifully Presented Large Detached Family Home – Extended Living Space – Three Double Bedrooms – Ensuite & Family Bathroom – South-Facing Garden – Highly Sought-After Location ****

A rare opportunity to acquire this superbly maintained and thoughtfully extended three-bedroom detached home, offering versatile living accommodation and a prime position within a desirable residential area.

The property boasts a generous bay-fronted lounge/diner, a modern breakfast kitchen, and a versatile study/playroom overlooking the garden. A bright conservatory enhances the living space, while the stunning south-facing rear garden provides a private retreat – perfect for family life and entertaining. Viewing is highly recommended to fully appreciate everything this home has to offer.

Ground Floor: Entrance hallway, guest WC, spacious lounge/diner, breakfast kitchen, study/playroom, conservatory, and integral garage.

First Floor: Three well-proportioned double bedrooms, including a principal suite with ensuite shower room, plus a modern family bathroom.

Outside: A driveway provides off-road parking for two vehicles, complemented by attractive front gardens. To the rear, a beautifully landscaped south-facing garden enjoys a private outlook.

In addition, the current owners have commissioned architectural drawings for a two-storey side extension above the garage, offering potential to create two further bedrooms – an excellent opportunity for growing families.

£455,000

- DETACHED FAMILY PROPERTY
- NON OVERLOOKED SOUTH FACING REAR GARDEN
- THREE BEDROOMS AND TWO BATHROOMS, PLUS WC
- LOUNGE/ DINER AND STUDY/ PLAYROOM
- BREAKFAST KITCHEN
- GARAGE AND DRIVEWAY
- EXCEPTIONAL CONDITION THROUGHOUT
- ARCHITECTURAL DRAWINGS FOR TWO FURTHER BEDROOMS (AVAILABLE UPON VIEWING)





Location

Allesley Green is one of the most popular suburbs in Coventry and the area is well served by local schools. There are local shops available within easy walking distance and Allesley Park is a short walk away. By car, the area is well served by both Canley Retail Park, Cannon Park Shopping Centre, and Sainsbury's Supermarket. Birmingham is easily accessible being only a 30-minute journey by car, with Birmingham Airport in close proximity. An ideal, safe and convenient family location with amenities and schooling within easy reach.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money



Laundrying 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.



Larkfield Way, Coventry





Total Area: 130.0 m² ... 1400 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

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