



3 Bedroom House - Detached
located on Legendary Lane,
Coventry
£350,000

UP Estates



EXCEPTIONAL DOUBLE-FRONTED DETACHED FAMILY HOME – NHBC WARRANTY REMAINING – THREE DOUBLE BEDROOMS – EN-SUITE, FAMILY BATHROOM & GUEST WC – SPACIOUS, SUNNY NON-OVERLOOKED GARDEN – QUIET CUL-DE-SAC POSITION ADJACENT TO GREENERY – DUAL-ASPECT WINDOWS THROUGHOUT

An exceptional opportunity to purchase this beautifully positioned double-fronted detached family residence, tucked away within a quiet cul-de-sac on the sought-after Legendary Lane. Benefiting from the remainder of its NHBC warranty, this attractive home offers spacious and well-presented accommodation, a private sunny garden and a peaceful setting surrounded by greenery.

The property briefly comprises a two-car driveway, followed by a welcoming entrance hall, generous family living room which enjoys dual-aspect windows, allowing an abundance of natural light. A convenient ground-floor WC is also accessed from the hallway.

To the rear, the kitchen/diner provides an ideal setting for modern family life. The kitchen is fitted with a range of integrated appliances, including an oven, grill, fridge/freezer and dishwasher, alongside a gas hob, extractor and inset sink. Patio doors open into the sunny garden, which is non-overlooked and backs onto greenery and a public footpath, creating a peaceful and private outdoor environment.

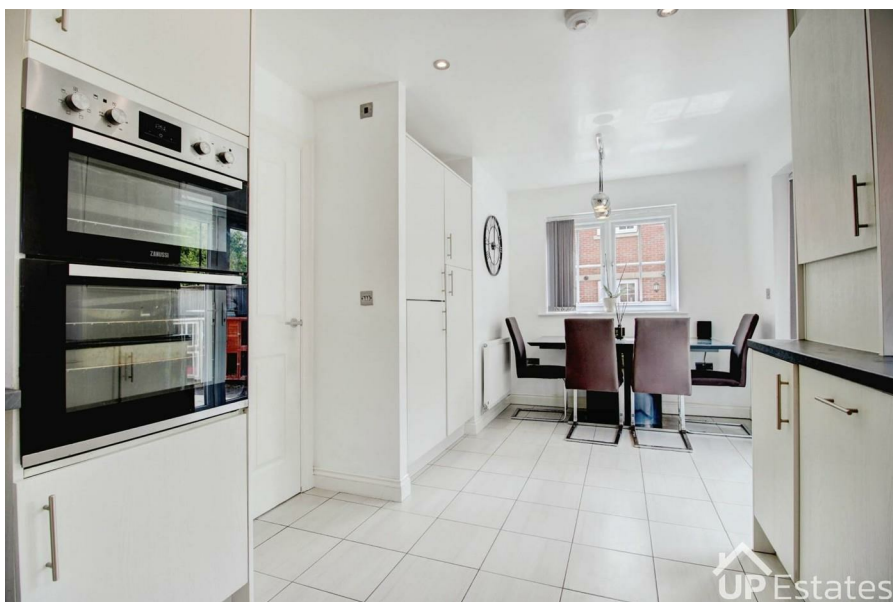
The landing provides access to three double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

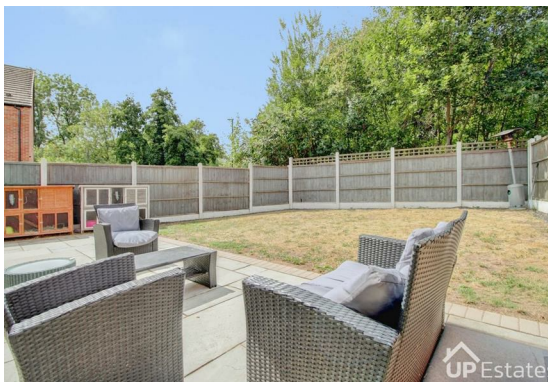
Perfectly positioned for families and commuters alike, the property offers convenient access to major road networks connecting Coventry and the surrounding areas. A wide range of local amenities are within easy reach, including major supermarkets, doctors' surgeries, leisure and sports facilities. The property is also just moments from attractive countryside walks, with scenic routes alongside the River Sowe.

An excellent opportunity - Call now to secure a viewing!

£350,000

- DETACHED FAMILY HOME IN QUIET CUL DE SAC
- TWO BATHROOMS & WC
- THREE DOUBLE BEDROOMS
- NHBC WARRANTY REMAINING
- DUAL ASPECT WINDOWS THROUGHOUT
- TWO CAR DRIVEWAY
- EPC RATED B
- COUNCIL TAX BAND D





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.

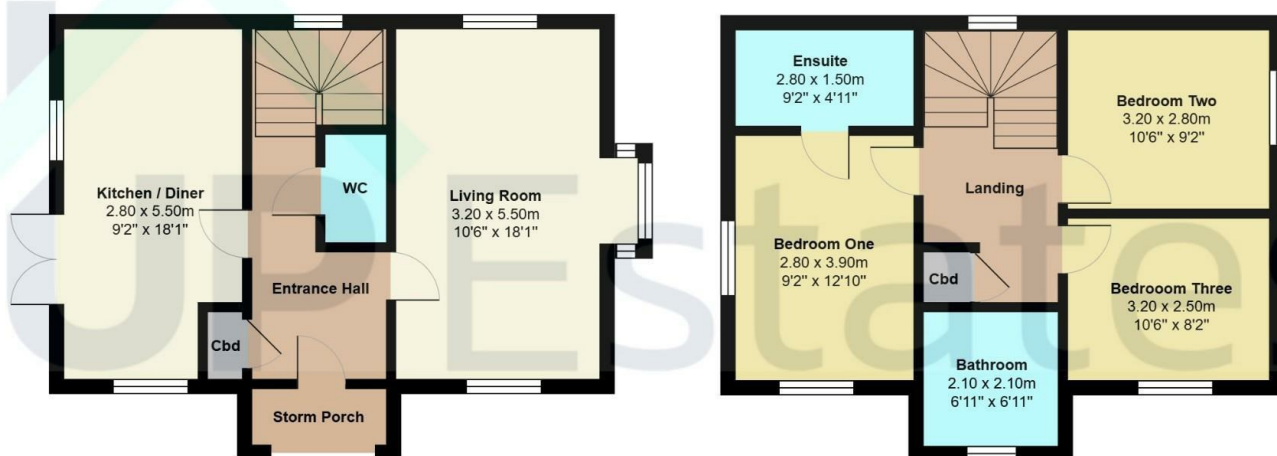
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Legendary Lane, Coventry





Total Area: 97.7 m² ... 1052 ft²

All measurements are approximate and for display purposes only

CONTACT

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