



UP Estates



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**4 Bedroom House - Detached**  
**located on Nolan Close, Coventry**  
**£425,000**

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EXECUTIVE FOUR-BEDROOM DETACHED HOME | DOUBLE GARAGE & DRIVEWAY | STUDY & UTILITY | SOUGHT-AFTER LONGFORD LOCATION

Located in a quiet cul-de-sac on Nolan Close in Longford, this impressive and well-balanced four-bedroom detached family home offers generous living space, excellent practicality, and a highly convenient setting. The property is well positioned close to Exhall Grange, Wheelwright Lane Primary School, and The Warwickshire Academy, with Prologis Country Park nearby for outdoor walks. Excellent transport links are easily accessible via the A444, Coventry Arena Train Station, and Arena Shopping Park.

The accommodation begins with a welcoming porch opening into a spacious entrance hall. The ground floor features a large living room with a box bay window, flowing through to the dining room where double doors open onto the rear garden—ideal for entertaining. A well-proportioned kitchen/breakfast room provides ample space for family dining, complemented by a separate utility room with side access. Further ground floor benefits include a downstairs WC and a dedicated study, perfect for home working.

Upstairs, the property offers four genuine double bedrooms, including a generous main bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, while the loft is fully boarded and insulated, offering excellent storage.

Externally, the home enjoys a beautifully maintained rear garden providing a private and relaxing outdoor space. To the front, there is a neat pebbled garden and a substantial detached double garage with power, comfortably accommodating two vehicles, along with additional parking for two cars in front.

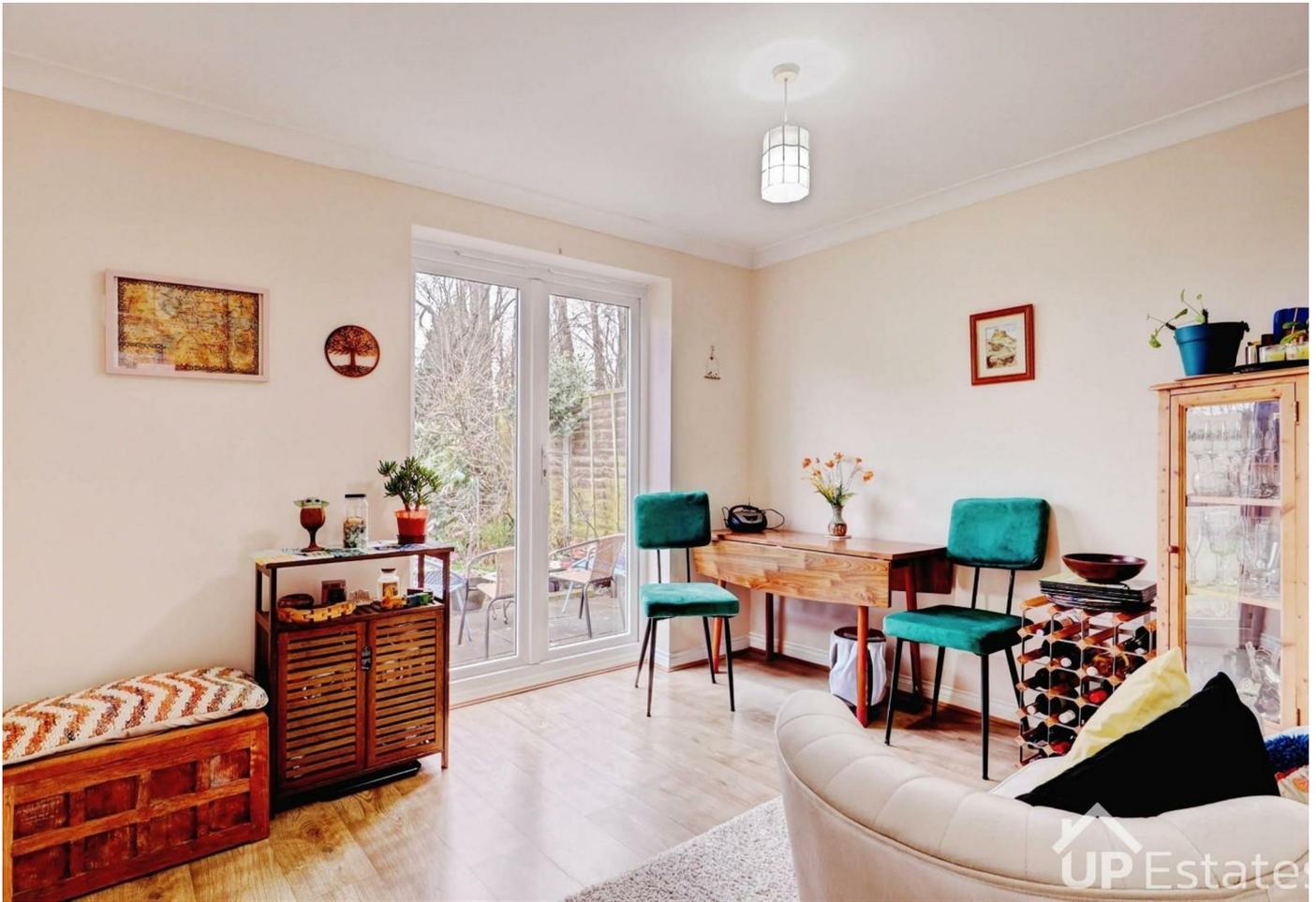
A spacious and well-appointed executive home, ideally suited to growing families seeking comfort, space, and strong commuter links.



£425,000

- EXECUTIVE FOUR-BEDROOM DETACHED FAMILY HOME
- QUIET CUL-DE-SAC POSITION IN LONGFORD
- FOUR GENUINE DOUBLE BEDROOMS
- MAIN BEDROOM WITH EN-SUITE
- SPACIOUS LIVING ROOM WITH BOX BAY WINDOW
- DINING ROOM WITH DOUBLE DOORS TO GARDEN
- KITCHEN/BREAKFAST ROOM & SEPARATE UTILITY
- STUDY & DOWNSTAIRS WC
- BOARDED AND INSULATED LOFT
- DOUBLE GARAGE WITH ELECTRICS & DRIVEWAY PARKING





### **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.

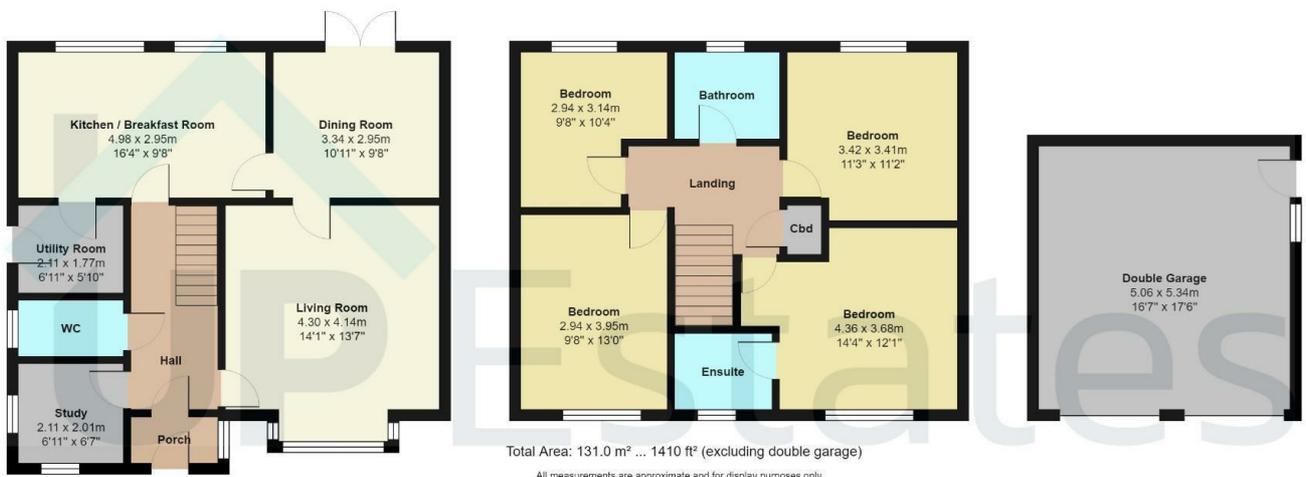
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Nolan Close, Longford, Coventry





**CONTACT**

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