



4 Bedroom House - Detached
located on Amelia Crescent,
Coventry
£375,000

UP Estates



DETACHED FOUR BEDROOM FAMILY HOME - OWNED SOLAR PANELS WITH FEED-IN TARIFF - STUNNING SOUTH FACING LANDSCAPED GARDEN - GARAGE & DRIVEWAY - SOUGHT AFTER DEVELOPMENT - ENSUITE, UTILITY ROOM & DOWNSTAIRS WC

This immaculately presented four bedroom detached family home occupies a desirable position within the sought-after Amelia Crescent development. Offering well-proportioned accommodation, a stunning south facing landscaped garden, owned solar panels with feed-in tariff (cheaper energy bills!), garage and driveway, this is an excellent opportunity for a growing family.

Ideally situated close to University Hospital Coventry, the property offers convenient access to local schools, shops and amenities, whilst Coventry City Centre and the A46 are also readily accessible, making this an excellent choice for commuters.

The ground floor briefly comprises; driveway, garage with power and lighting, welcoming entrance hall, spacious lounge and a modern kitchen/diner with ample wall and base mounted units and access to the useful utility room. There is also a downstairs WC and access to the beautifully landscaped south facing rear garden, providing an excellent space for outdoor entertaining and family enjoyment.

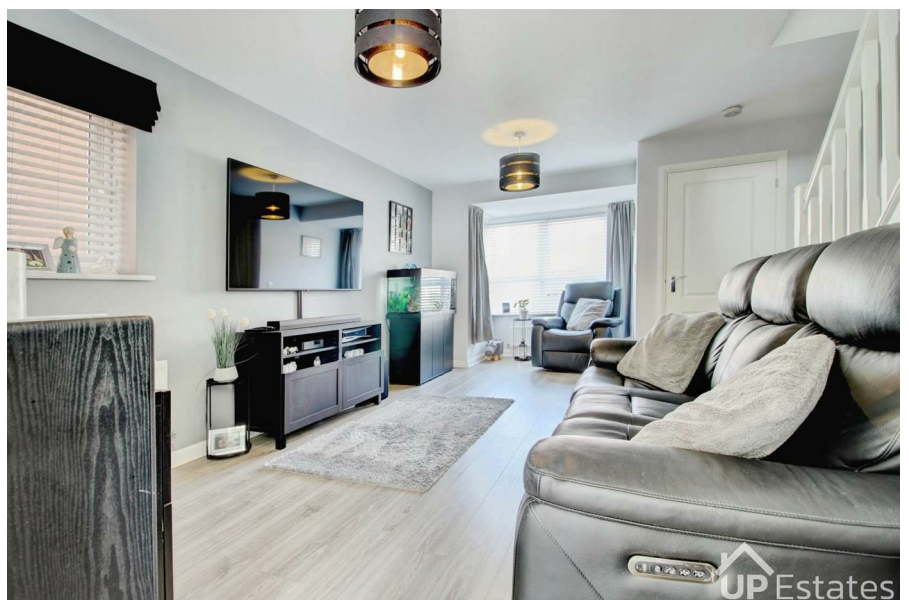
To the first floor are four well-proportioned bedrooms, three benefitting from integrated wardrobe storage. Bedroom one further boasts an ensuite shower room, with the remaining bedrooms served by the family bathroom.

Externally, the impressive south facing landscaped garden is a particular highlight, complemented by the garage and driveway providing excellent parking and storage.

A fantastic family home in a highly desirable location – viewing is essential!

£375,000

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- SPACIOUS LOUNGE & KITCHEN DINER
- WC, UTILITY ROOM, ENSUITE & BATHROOM
- SOUTH FACING LANDSCAPED GARDEN
- OWNED SOLAR PANELS WITH FEED-IN-TARRIF
- SOUGHT AFTER LOCATION





LOCATION

The property is located within a quiet and popular residential area, around 1.5 miles to the east of Coventry City Centre. There are local shops and facilities and Tesco and Asda supermarkets are a short drive away. The road network is easily accessible with A45 and A46 Trunk Roads within a 5-10 minute drive and the M6 and M40 Motorways within 10 and 20 minutes respectively. Coventry mainline rail station also offers direct access to London and Birmingham. Families will appreciate the proximity to excellent schools like Aldermoor Farm Primary and Pattison College, while everyday essentials are catered for at the nearby Warwickshire Shopping Park, Health centres and the University Hospital.

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.



Amelia Crescent, Coventry





Total Area: 115.6 m² ... 1244 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

 **UP** Estates