



4 Bedroom House - Detached
located on Royston Close, Coventry
£475,000

 **UP** Estates



NO UPWARD CHAIN | FULLY REFURBISHED THROUGHOUT |
FOUR DOUBLE BEDROOM DETACHED HOME | MODERN
KITCHEN & UTILITY | DRIVEWAY FOR MULTIPLE VEHICLES |
QUIET CUL-DE-SAC

Situated in a peaceful cul-de-sac, this fully refurbished four double bedroom detached home offers modern, spacious living in a highly sought after location. The property benefits from excellent transport links with easy access to the A46, M6, M69, and is within a short distance of UHCW, Tesco Superstore and popular local schools including Clifford Bridge Academy and Caludon Castle School.

The property has been completely renovated and modernised throughout, creating a true turn-key family home. The ground floor comprises a spacious living room, a separate dining room and a brand new, stylish kitchen complete with a modern utility area. Additional benefits include a downstairs WC and internal access to the garage.

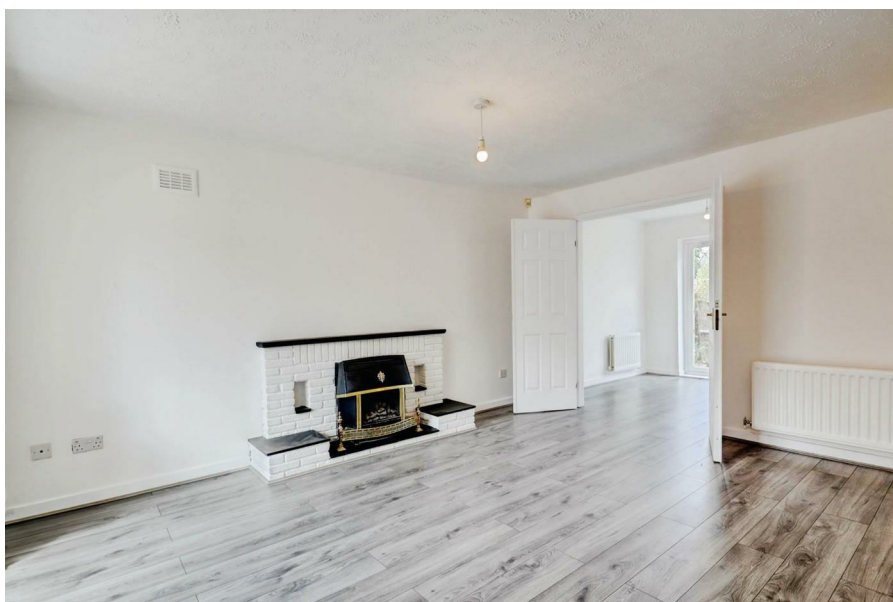
Upstairs, the property offers four well proportioned double bedrooms, with the main bedroom benefitting from a modern ensuite. Three of the bedrooms also include built in wardrobes. A contemporary family bathroom completes the first floor.

Externally, the rear garden features a patio area and enjoys pleasant green views, providing a great space for outdoor relaxation. To the front, there is a driveway offering parking for multiple vehicles along with access to the integral garage.

This is a fantastic opportunity to acquire a beautifully renovated family home in a quiet and convenient location.

£475,000

- NO UPWARD CHAIN
- FULLY REFURBISHED & MODERNISED
- FOUR DOUBLE BEDROOM DETACHED HOME
- BRAND NEW MODERN KITCHEN & UTILITY AREA
- SPACIOUS LIVING ROOM & SEPARATE DINING ROOM
- DOWNSTAIRS WC
- MAIN BEDROOM WITH ENSUITE
- DRIVEWAY FOR MULTIPLE VEHICLES
- INTEGRAL GARAGE WITH INTERNAL ACCESS
- QUIET CUL-DE-SAC LOCATION





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.

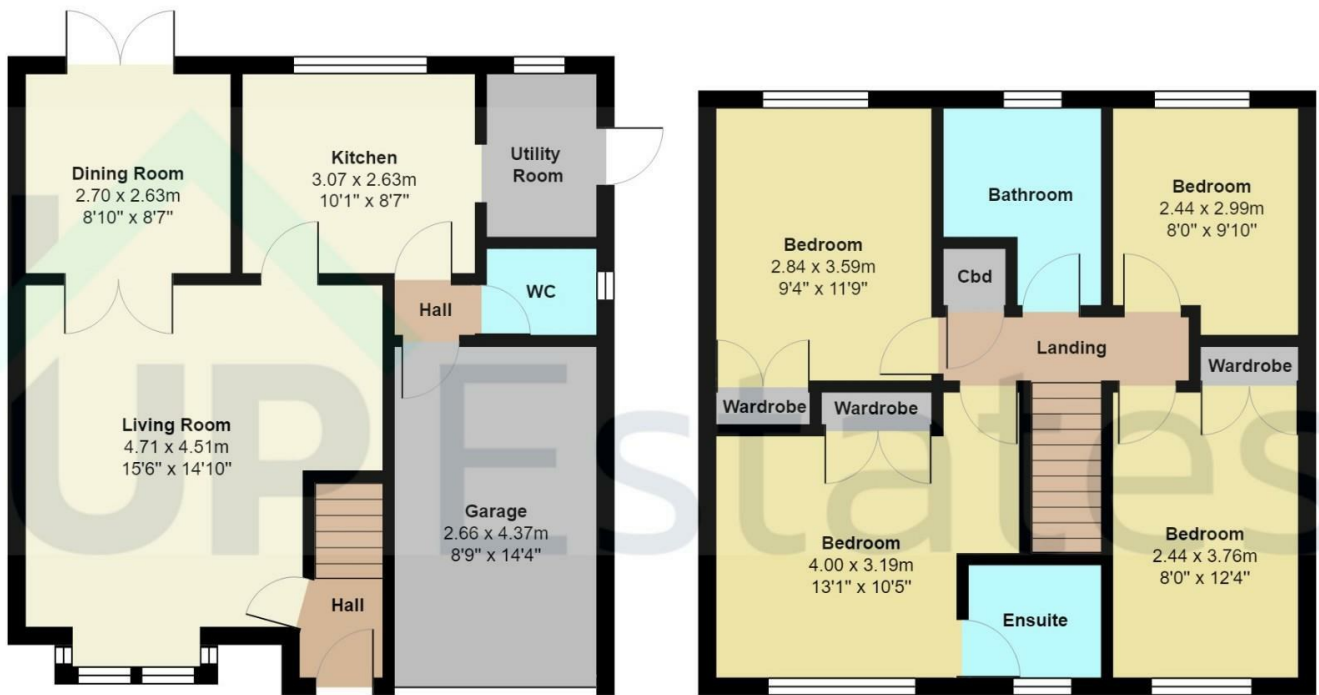
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Royston Close, Coventry





Total Area: 116.2 m² ... 1251 ft²

All measurements are approximate and for display purposes only

CONTACT

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