



**4 Bedroom House - Semi-Detached**  
**located on Signals Drive, Coventry**  
**Offers Over £325,000**

**UP Estates**



**\*\* Immaculately Presented Semi-Detached Family Home - South Facing Private Garden - Multi-Car Driveway - Garage With Power/Light - Four Good Sized Bedrooms - Popular Location \*\*** This stunning three-storey semi-detached family home in the popular Stoke Village is now available for sale! Offering stylish living and excellent transport links, this modern property features a spacious lounge with French doors opening to a private south facing mature garden, fantastic contemporary kitchen-breakfast room, and a convenient ground-floor cloakroom. With four well-proportioned bedrooms, including a luxurious top-floor principle bedroom with en-suite, plus a family bathroom, it's perfect for growing families. Outside, enjoy a driveway for multiple vehicles, a fore garden, and a garage with power and lighting, plus boarding for extra storage. Ideally located close to shops, schools, leisure facilities, University Hospital, JLR, and major road networks (A45, A46, M6, M1, M69) — this home ticks every box for comfort, convenience, and lifestyle. Call immediately to secure a viewing!

## Offers Over £325,000

- Immaculately Presented, Semi-Detached Family Home
- Beautiful South Facing Garden
- Garage & Multi-Car Driveway
- WC, Ensuite & Family Bathroom
- Sought After Location Surrounded By Amenities
- Four Well Proportioned Bedrooms





## LOCATION

Stoke Village is convenient for local shops, retail parks, sports and leisure facilities with nearby parks, two fitness centres and the Copsewood Grange golf course, schools (Pattison College with a historic reputation in Performing Arts, Whitley Academy, Blue Coat Church of England, Sacred Heart Catholic, Gosford Park, Stoke Park School & Community College etc.), road/transport links (A45, A46, M69, M1, M6). It is also within close proximity of JLR (Whitley site), PSA Peugeot Citroen (Stoke), University Hospital, Severn Stars, Binley and Pilot Business Parks.

## 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.





Signals Drive, Coventry





Total Area: 107.5 m<sup>2</sup> ... 1157 ft<sup>2</sup> (excluding garage with power/light)

All measurements are approximate and for display purposes only

## CONTACT

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