







# 4 Bedroom House - Detached

## located on Pheasant Oak, Coventry

## £460,000

UP Estates

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£460,000

- NO UPWARD CHAIN
- HEAVILY EXTENDED FOUR BEDROOM DETACHED HOME
- STUNNING OPEN PLAN KITCHEN DINER
- BI-FOLD DOORS & LARGE SKYLIGHTS
- UNDERFLOOR HEATING TO EXTENSION
- UTILITY ROOM
- ENSUITE & FITTED WARDROBES TO MAIN BEDROOM
- EV CHARGING POINT
- GARAGE & DRIVEWAY FOR TWO VEHICLES
- CLOSE TO TILE HILL TRAIN STATION

NO UPWARD CHAIN | HEAVILY EXTENDED FOUR BEDROOM DETACHED HOME | UNDERFLOOR HEATING | EV CHARGING POINT | STUNNING KITCHEN DINER

Offered to the market with no upward chain, this beautifully presented and heavily extended four bedroom detached home occupies a sought after position just off Banner Lane. Ideally located close to West Coventry Academy, Finham Park 2, Tile Hill Train Station and a range of local amenities, the property also benefits from excellent transport links.

The accommodation begins with a welcoming entrance hall, a downstairs WC and an abundance of useful storage space. A versatile reception room provides flexibility as a home office, playroom or additional sitting room, while the spacious living room offers an excellent space to relax and unwind.

A true highlight of the home is the stunning open plan kitchen diner. Finished to a high standard, the kitchen benefits from integrated appliances, feature lighting, large skylights and bi-fold doors opening onto the rear garden, flooding the space with natural light. The extension also benefits from underfloor heating, creating a luxurious and comfortable living environment. A separate utility room and internal access to the garage add further practicality.

Upstairs, there are three spacious double bedrooms and a well proportioned single bedroom. The principal bedroom benefits from fitted wardrobes and a modern ensuite shower room, while a stylish family bathroom serves the remaining bedrooms. Both the ensuite and family bathroom feature underfloor heating.

Externally, the property enjoys a good sized, low maintenance rear garden with a seating area perfect for outdoor dining and entertaining. To the front is a small garden, driveway parking for two vehicles and access to the integral garage. An EV charging point further enhances this impressive family home.

This is a fantastic opportunity to acquire a spacious and modern detached home in a highly desirable location.







## IMPORTANT NOTE TO PURCHASERS

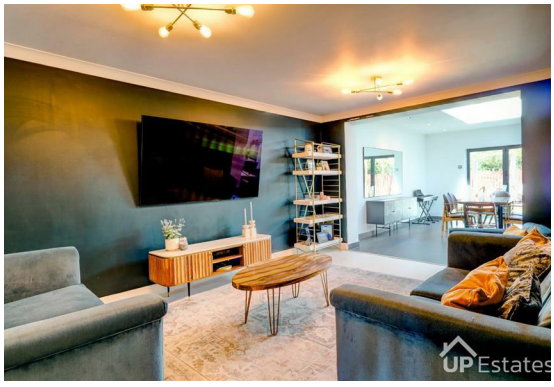
Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

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.




# Pheasant Oak,  Coventry






Total Area: 164.5 m² ... 1771 ft²

All measurements are approximate and for display purposes only


**CONTACT**

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